

PB# 96-20

**NORTHEAST INDUSTRIAL DEV
CORP**

47-1-40.1 & 40.2

96 - 20

Northeast Industrial
217 Blooming Grove Tpk
(Coppola)

Approved

11/24/98

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

15752

Sept 5 1996

Received from

Richard Albert

\$100.00

One Hundred

00 DOLLARS

For

Planning Board Application 96-20

DISTRIBUTION:

FUND	CODE	AMOUNT
CD# 1139		180.00

By

Dorothy W. Hansen

Town Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones - Carbonless - 51844-WJCL Duplicate - 51844-WJCL Tripartite

MADE IN U.S.A.
© Wilson Jones, 1989

DATE Sept. 5, 1996 RECEIPT NUMBER 96-20
RECEIVED FROM Richard Albert
Address 82 Shingle House Rd. - Millwood, NY 10546
Seven Hundred fifty 00/100 DOLLARS \$ 750.00
FOR S. P. Escrow

ACCOUNT	HOW PAID
BEGINNING BALANCE	750.00 CASH
AMOUNT PAID	750.00 CHECK # 1140
BALANCE DUE	- 0 - MONEY ORDER

10
BY Margaret Hanson, Secy. to the C.

Wilson Jones - Carbonless - 51844-WJCL Duplicate - 51844-WJCL Tripartite

MADE IN U.S.A.
© Wilson Jones, 1989

DATE November 23, 1998 RECEIPT NUMBER 037373
RECEIVED FROM OSM Realty, LLC
Address _____
Two hundred one 00/100 DOLLARS \$ 200.00
FOR P/B Approval + Reapproval Fee
96-20

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK # 1094
BALANCE DUE	200.00 MONEY ORDER

Town Clerk
Dorothy W. Hansen

Wilson Jones - Carbonless - 51844-WJCL Duplicate - 51844-WJCL Tripartite

DATE November 20, 1998 RECEIPT NUMBER 96-20
RECEIVED FROM OSM Realty
109 F...

Down Clerk
TITLE

Wilson Jones - Carbonless - S1642-4WCL Duplicate - S1644-4WCL Triplicate

MADE IN U.S.A.
© Wilson Jones, 1989

DATE Sept. 5, 1996 RECEIPT NUMBER 96-20
RECEIVED FROM Richard Albert
Address 82 Shingle House Rd. - Millwood, NY 10546
Seven Hundred fifty 00/100 DOLLARS \$750.00
FOR S.P. Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 00	CASH	
AMOUNT PAID	750 00	CHECK	# 1140
BALANCE DUE	- 0 -	MONEY ORDER	

BY *[Signature]* Theresa Mason, Secy. to the C.

Wilson Jones - Carbonless - S1642-4WCL Duplicate - S1644-4WCL Triplicate

© Wilson Jones, 1989

DATE November 23, 1998 RECEIPT NUMBER 037373
RECEIVED FROM OSM Realty, LLC
Address _____
Two hundred one 00/100 DOLLARS \$200.00
FOR PIP Approval + Reapproval Fee
#96-20

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	# 1094
AMOUNT PAID		CHECK	200 00
BALANCE DUE		MONEY ORDER	

BY *[Signature]* Dorothy J. Mason

Wilson Jones - Carbonless - S1642-4WCL Duplicate - S1644-4WCL Triplicate

© Wilson Jones, 1989

DATE November 20, 1998 RECEIPT NUMBER 96-20
RECEIVED FROM OSM Realty
Address 103 Executive Drive - New Windsor
One thousand seven hundred five 00/100 DOLLARS \$1705.00
FOR 2% of \$46,739.00 Private Imp. + 4% of \$11,750.00 Public Imp.

ACCOUNT		HOW PAID	
BEGINNING BALANCE	1705 -	CASH	
AMOUNT PAID	1705 -	CHECK	# 1097
BALANCE DUE	- 0 -	MONEY ORDER	

BY *[Signature]* Theresa Mason, Secretary

Wilson Jones - Carbonless - S1642-4WCL Duplicate - S1644-4WCL Triplicate

© Wilson Jones, 1989

DATE November 20, 1998 RECEIPT NUMBER 96-20
RECEIVED FROM OSM Realty
Address 103 Executive Dr. New Windsor
Three hundred twenty six 40/100 DOLLARS \$376.40
FOR Addition to Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	376 40	CASH	
AMOUNT PAID	376 40	CHECK	# 1023
BALANCE DUE	- 0 -	MONEY ORDER	

BY *[Signature]* Theresa Mason, Secretary

9/15/97

Applicant received a 90 day extension
of approval - to expire 8/16/98.

Waiting for applicant

Need property combined to one lot.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

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- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
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e-mail: mhepa@ptd.net

MEMORANDUM
21 December, 1999

TO: FILE

FROM: MARK J. EDSALL, P.E.

**SUBJECT: BLOOMING GROVE BUSINESS CENTER S/P
(A.K.A. OSM REALTY SITE PLAN)
FIELD REVIEW – 12/21/1999
MHE JOB NO. 87-56.2/T96-20**

On the morning of 21 December 1999 I visited the subject site with Town Highway Superintendent Jim Pullar. This visit was to review the new curb island at the entrance to the site. The original island was disapproved since it did not comply with the configuration shown on the approved plan and did not promote the right-hand turn only requirement.

The island in shape and dimension is substantially in conformance with the approved plan. The island is not a "mountable" island as originally required by Mr. Pullar and the Planning Board approval; however, Jim feels it is actually better as it is and accepted this minor change. I would agree with this decision.

While at the site we noted that the "Right Hand Turn Only" sign is still in place at the exit drive. In the future if this continues to be a problem with drivers making a wide left turn, an additional DOT style no left turn sign could be added opposite the drive. We agreed that the ultimate solution to the configuration problems at Rt. 94 and Blooming Grove Tpke. would be a total reconfiguration as a T-intersection with turn lanes. That would appear to be a State project.

OSM122199.doc
MJE/st

Cc: George J. Meyers, Town Supervisor
Jim Pullar, Hwy Supt.
James Petro, Planning Board Chairman ✓



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e-mail: mhpa@ptd.net

MEMORANDUM

18 April 2000

TO: LARRY REIS, TOWN COMPTROLLER

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: BLOOMING GROVE BUSINESS CENTER S/P
(A.K.A. OSM REALTY SITE PLAN)
NWPB NO. T96-20**

A handwritten signature in black ink, appearing to be 'Mike Babcock', written over the 'FROM' line of the memorandum.

Work on the subject site has been completed and is in general conformance with the site plan as approved.

The performance security for site plan completion can be released to the applicant. If you have any questions concerning the above, please contact either myself or Mike Babcock.

OSM041800.doc
MJE/st

Cc: Mike Babcock
Myra Mason ✓

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/19/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
SITE PLAN BOND

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING
APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/08/1999	REQUIRED SITE PLAN BOND	CHG	16750.00		
08/04/1999	REC. CK. #0480	PAID		16750.00	
			-----	-----	-----
		TOTAL:	16750.00	16750.00	0.00



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e-mail: mhepa@ptd.net

10 November 1999

MEMORANDUM

TO: Town of New Windsor Planning Board

FROM: Mark J. Edsall, P.E., Planning Board Engineer *mje*

SUBJECT: BLOOMING GROVE BUSINESS CENTER SITE PLAN
(OSM REALTY – 217 BLOOMING GROVE TURNPIKE)
OWNER REQUEST FOR PIPING WAIVER
MHE JOB NO. 87-56.2/196-20

As the Board may recall, the Blooming Grove Business Center Plan (Application 96-20) received approval on 22 January 1997. Subsequently, an amendment site plan was reviewed (Application 98-42) and received stamp of approval on 28 May 1999.

An obligation of the site plan was the connection of site drainage to a proposed (and now installed) box culvert on Blooming Grove Turnpike. The piping consisted of approximately 372' of 15" stormwater piping. As per the approved site plan, the on-site catch basins were installed as seepage-pit type basins.

We have received the attached letter dated 29 October 1999 from the property owners. They are requesting a waiver from the requirement to install the interconnecting piping. It is their position that the oversized seepage pits, which are interconnected via stormwater piping, are adequate for the site stormwater purposes. They reference the two (2) recent hurricanes as examples of the system working adequately. I have checked with Building Inspector Mike Babcock and our field representative for the nearby drainage project and both indicate that no site stormwater problems were observed during the hurricanes.

I am writing this memorandum to request that the Board discuss this matter at the 17 November 1999 meeting and advise us of the decision, such that we may communicate same with the property owner.

MJEmk
11-10-3E.mk

DISCUSSIONBLOOMING GROVE BUSINESS CENTER SITE PLAN - SITE VISIT REVIEW 98-42

MR. EDSALL: Blooming Grove Business Center site plan. To your recollection, do you remember the 217 Blooming Grove Turnpike OSM Realty medical building orthopedic medicine where you were so impressed with the curb island that's not prohibiting left turns? All kidding aside, we have written to them and they have contacted us and the contractor is moving forward and replacing the island. One of the, and there was a memo sent to the board, I don't know if it was circulated.

MR. KRIEGER: If they indicated if they are going to put any numbers so people know that's the building they went to.

MR. EDSALL: Well, the bottom line, one of the conditions of approval in the original site plan was the installation of the approximately 372 foot of storm water piping from this site to the Town's new box culvert. What they did because that box culvert wouldn't be there when they needed to occupy the site, was put in dramatically oversized seepage pits for each of the catch basins and then connected them all with the piping. What happened was we have had two rather large storm events and in both cases, it accepted every drop of the water, we received no complaints and what they are coming back for, saying we spent a lot of money putting that system in, we think that's enough, we'd like to get a waiver so we don't have to make the cross connection down to the box culvert.

MR. LANDER: Well, I don't know if that's such a great idea, we'd have, when it rains, it pours, I don't know if that would be an ever lasting solution to that situation.

MR. EDSALL: Obviously, there's a different maintenance situation because you've got to remove any debris that gets down to the seepage pits, leaves, so there's some maintenance involved, but again, they are performing, they have written a letter asking that that

interconnection--

MR. PETRO: Until such time that they don't work and then they'd have to come in.

MR. EDSALL: They've got a bond up, remember, so--

MR. LANDER: Can I ask another question? This is probably reaching but I was sitting at the crossroads there waiting to get onto 94 from Blooming Grove Turnpike, there was a car parked in the parking lot, well, the car didn't bother backing up, it just drove straight across the lawn and got onto 94, there's no curb, there's no berm. Didn't we ask them for a berm in the front of the building?

MR. EDSALL: No, that's one of the reasons why I like to get curbing for parking lots, but the plan as was approved has just a grass area between Blooming Grove Turnpike and the parking lot and the curbs are only at the entrance.

MR. EDSALL: I thought we had asked for a berm, it's not in the minutes anywhere that they agreed to it, I don't know.

MR. BABCOCK: Usually, as you guys request concerning things we write them down, make sure that--

MR. LANDER: I don't, because I think we have voiced a concern about them driving straight across there and I watched it, guy just got into his car, I mean, cause it hasn't rained, so it was good and hard, he just drove out into the road.

MR. EDSALL: His advantage was there was no left turn sign across the lawn.

MR. LUCAS: Point is we didn't do anything about it then, we can't do it now.

MR. EDSALL: The answer to the question is approximately 370 feet of pipe is the interconnect.

MR. LANDER: How much money dollar wise?

MR. BABCOCK: \$18,000.

MR. EDSALL: They're claiming they got an \$18,000 quote.

MR. BABCOCK: I think they got a bond of 15,000.

MR. EDSALL: They're going out in Blooming Grove Turnpike.

MR. LANDER: Well, maybe we can have them do some landscape berm so the cars don't drive over and maybe we can relieve them of some of their pipe work here but if it stops performing, then they've got to remedy the situation inside the parking lot.

MR. ARGENIO: I think Jimmy had a real good suggestion with that but is it enforceable and if so, how would you enforce it?

MR. PETRO: Once you give the bond back, you can't.

MR. BABCOCK: Nobody knows that it's going to work forever, nobody knows that it's going to, if they don't maintain it, it's going to be a problem.

MR. ARGENIO: I think we do, how long will it last?

MR. EDSALL: You've got to look at the situation that the intensity of the storms that we had were way beyond what we would have required them to design it based on because normally, we look at 25 year storms for small sites, we had storms well over a hundred year storms. So I think the key is that it's maintained, if they maintain it, I'm reasonably confident that it will continue to work, it may not be able to handle in a number of years, a huge storm event, but still handle what we would have asked them to handle.

MR. ARGENIO: Does that, does the grade on that property, it's higher at Blooming Grove Turnpike and it's lower as you go to the river.

MR. EDSALL: They bermed it up so everything slopes

interior to the site.

MR. ARGENIO: What's that pitch from the front to back, is it ten feet?

MR. BABCOCK: No, it's almost level.

MR. EDSALL: Then when you get to the back of their property beyond the pavement, it drops off fairly steeply.

MR. ARGENIO: They get flooded, that's my point, that's where I'm going.

MR. EDSALL: They'd end up with a pond in the parking lot while it was slowly percing away.

MR. LANDER: The neighbors wouldn't have a problem.

MR. LUCAS: If it did get to the point it would flow out the entrance.

MR. EDSALL: And run along the shoulder to the same catch basin.

MR. BABCOCK: Jim, when we were done down there looking at the catch basins, I mentioned to Mark, it's not a bad requirement for almost anybody to do to reduce the amount of downstream drainage.

MR. LANDER: As long as the soils will take it.

MR. ARGENIO: There's a lot of sand and gravel there.

MR. EDSALL: In that stretch, if you recall, the same system was put in at the Oakwood Commercial Center or whatever the heck it is right on 94 next to Cappichioni's old building, same system, and it works there. If it's your preference that you give them that waiver and ask that they be considerate and providing some landscaping, I'm sure we can talk to them.

MR. ARGENIO: I'd say that we give them a pass in lieu of some type of landscaping and correcting that situation that Mr. Lander had mentioned it's in their

interest if those things fail, Mr. Chairman, they're going to flood themselves out.

MR. LUCAS: Let's put that in a resolution to a motion, how's that?

MR. LANDER: Do they have a flag pole there?

MR. PETRO: Why can't you handle it, tell them what we want along with Mr. Lander's idea and release the bond as long as the other thing is taken care of.

MR. EDSALL: They are working on the island, so I'll tell them it's a package deal.

MR. PETRO: You can take care of it.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/04/1999

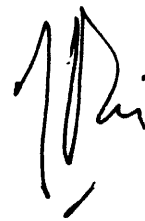
PAGE: 1

LISTING OF PLANNING BOARD FEES
SITE PLAN BOND

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING
APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/08/1999	REQUIRED SITE PLAN BOND	CHG	16750.00		
08/04/1999	REC. CK. #0480	PAID		16750.00	
		TOTAL:	16750.00	16750.00	0.00



Give to Larry 8/4/99



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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New Windsor, New York 12553
(914) 562-8343
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765

RECEIVED

JUN 9 1999

BUILDING DEPARTMENT

MEMORANDUM

(via fax)

8 June 1999

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., TOWN ENGINEER *mje*

**SUBJECT: OSM REALTY SITE PLAN
(U/a BLOOMING GROVE BUSINESS CENTER)
SITE COMPLETION REVIEW
MHE JOB NO. 87-56.2/T96-20**

Our office has reviewed the subject site plan and finds the completed site work in substantial conformance with the approved site plan, and the amendment site plan. All work, with the exception of the following appears complete:

1. Site Landscaping and ground cover
2. Off-site drainage work

Based on the above, I recommend a site completion guarantee be established in the amount of \$16,750 Based on the amounts set in the site bond estimate on file with the Planning Board.

If you have any questions concerning the above, please do not hesitate to contact me at your convenience.

Barry Heyman

561-8060

562-1350

Called 7/27/99 ↑ - will return my call.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/02/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING

APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/24/98	PLANS STAMPED	APPROVED
08/21/97	REC. LETTER REQUESTING EXT.	ON AGENDA 9/10/97
	. AS THIS IS A NEW CODE (EXPIRATION OF CONDITIONAL SITE	
	. PLANS), THE BOARD HAS DETERMINED THAT THE 180 DAY	
	. COND. APPR. WILL BEGIN 8/21/97 (DATE OF LETTER) EXP. 2/17/98	
	. THEY THEN GRANTED THIS APPLICANT TWO 90-DAY EXTENSIONS TO	
	. EXPIRE 8/16/98.	
01/22/97	P.B. APPEARANCE	ND: APPROVED CONDIT.
	. TWO LOTS TO BE COMBINED TO ONE BEFORE PLAN IS STAMPED	
	. SUBMIT COST ESTIMATE	
11/13/96	P.B. APPEARANCE	LA: SCHEDULE P.H.
	. MARK & COPPOLA TO VERIFY THE SIZE OF STORM WATER DISCHARGE	
	. PIPE. JIM PULLAR TO REVIEW AGAIN - CORRECTED PLAN - RE:	
	. ISLAND - NEED LIGHTING ON PLAN - TO RETURN TO W.SHOP*	
11/06/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
10/16/96	WORK SESSION APPEARANCE	NEW PLANS & DRAINAGE
10/02/96	WORK SESSION APPEARANCE	RETURN TO W.S.
09/11/96	P.B. APPEARANCE	DISCUSSED DRAINAGE
	. MARK TO REVIEW DRAINAGE; SEE IF DRAINAGE CAN BE TIED INTO	
	. LOUISE DRIVE; SEND TO D.O.T.; REVISE BACK DOORS AND SPACE	
08/21/96	WORK SESSION APPEARANCE	OK TO SUBMIT
06/26/96	P.B. APPEARANCE	SUBMIT APPLICATION
04/17/96	WORK SESSION APPEARANCE	SET PRESUBMISSION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/20/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING

APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/05/96	REC. CK. #1140	PAID		750.00	
09/11/96	P.B. ATTY FEE	CHG	35.00		
09/11/96	P.B. MINUTES	CHG	54.00		
11/13/96	P.B. ATTY. FEE	CHG	35.00		
11/13/96	P.B. MINUTES	CHG	85.50		
01/22/97	P.B. ATTY. FEE	CHG	35.00		
01/22/97	P.B. MINUTES	CHG	54.00		
11/16/98	P.B. ENGINEER FEE	CHG	827.90		
11/20/98	REC. CK. #1093 (OSM REALTY)	PAID		376.40	
		TOTAL:	1126.40	1126.40	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/20/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING

APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/22/97	APPROVAL FEE	CHG	100.00		
09/10/98	REAPPROVAL FEE	CHG	100.00		
11/20/98	REC. CK. #1094 (OSM REALTY)	PAID		200.00	
			-----	-----	-----
		TOTAL:	200.00	200.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING

APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/05/96	REC. CK. #1140	PAID		750.00	
09/11/96	P.B. ATTY FEE	CHG	35.00		
09/11/96	P.B. MINUTES	CHG	54.00		
11/13/96	P.B. ATTY. FEE	CHG	35.00		
11/13/96	P.B. MINUTES	CHG	85.50		
01/22/97	P.B. ATTY. FEE	CHG	35.00		
01/22/97	P.B. MINUTES	CHG	54.00		
11/16/98	P.B. ENGINEER FEE	CHG	827.90		
		TOTAL:	1126.40	750.00	376.40

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/98

PAGE: 1

LISTING OF PLANNING BOARD **FEEs**
APPROVAL

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING

APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/22/97	APPROVAL FEE	CHG	100.00		
09/10/98	REAPPROVAL FEE	CHG	100.00		
		TOTAL:	200.00	0.00	200.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/17/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING
APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/16/98	2% OF PRIVATE IMPROVEMENTS	CHG	1235.00		
11/16/98	4% OF PUBLIC IMPROVEMENTS	CHG	470.00		
			-----	-----	-----
		TOTAL:	1705.00	0.00	1705.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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(717) 296-2765
e-mail: mhepa@ptd.net



19 November 1998

MEMORANDUM

TO: Barbara Corwin

FROM: Mark J. Edsall, P.E., Town Consulting Engineer

SUBJECT: NORTHEAST INDUSTRIAL DEVELOPMENT CORP
217 BLOOMING GROVE TURNPIKE
NEW WINDSOR PLANNING BOARD NO. 96-20

I have reviewed the construction plans for New Windsor Drainage Project - Phase 2D, relative to the site plan prepared by Anthony Coppola, as approved by the Planning Board.

Please be advised that the Town's proposed drainage improvements will cause the removal of the catch basin near the intersection of Blooming Grove Turnpike and Garden Drive, which was depicted on the approved site plan for connection of a 15" stormwater pipe. Replacing the catch basin will be a 4' x 10' reinforced concrete box culvert which will pass through the exact area of the aforementioned catch basin to be removed. As such, there is no reason why the on-site and off-site drainage improvements approved by the Planning Board could not be constructed as shown on the approved site plans. One slight modification, which should be coordinated with our office, would be the invert of the discharge into the new culvert.

Please contact Patrick Hines of our office to coordinate the required discharge invert. Further, by copy of this memorandum, I am requesting that he make accommodation in the final bid plans for the connection of the 15" stormwater pipe.

MJEmk

cc: Patrick J. Hines, Senior Engineer - MH&E
Myra Mason, Planning Board Secretary

A:11-19-E.mk

INQUIRY by swis/sh ORANGE COUNTY TAX MAP DEPARTMENT 11/18/98 10:58:21

CURRENT parcel

updated on 11/18/98

m01m13

334800 47-1-84

T/C NEW WINDSOR

V

SWIS SEC-SSC-BLCK-LOT.SLT-SUFF SPLIT LOC-***

334800 047 000 0001 084 000 0000 LOC1

334800 047 000 0001 040 200 0000 PRI 2

334800 047 000 0001 040 200 0000 ORG 3

NAME1 OSM REALTY LLC

EAST COORD 583241

NORTH COORD 534013

& 2

ACRES 1.30 SQ FT

ADDR3

FNTFT 0.00 DEPTH 0.00 IR-CD

4

CONDO 8

5 2 EXECUTIVE DR

----- NOTES -----

6 NEW WINDSOR NY

12553

1 47-1-40.1 & 47-1-40.2 COMBINED

2 TO CREATE 47-1-84 AS PER

-- DEED RECORDED -- SCHOOL DISTRICT 331100 3 OWNER.

DATE BOOK PAGE NEWBURGH

4

1 092598 4878 49 *-SPECIAL DISTRICTS-* 5

2 092598 4878 46 1 FD041 5 AM003 6

3 2 WD011 6 7

4 3 RG004 7 8

5 4 SW829 8 9

Press appropriate PF key or key swis-sbl and press ENTER

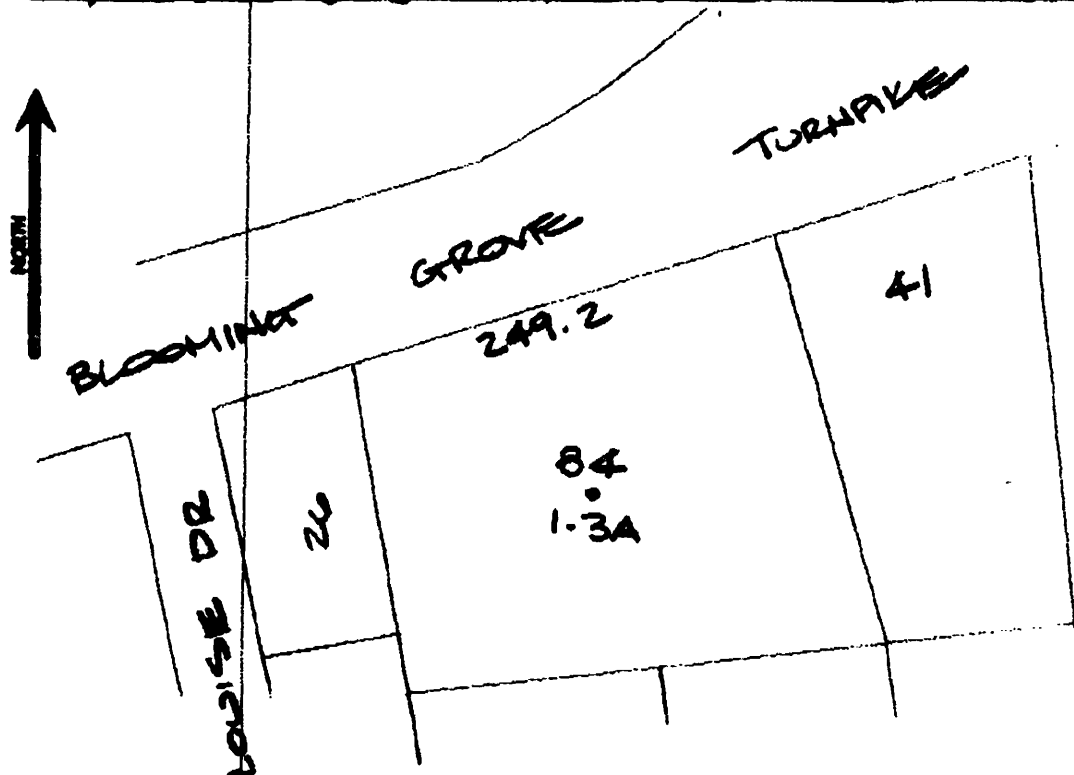
PF3 Menu PF4 UTS PF5 RPS PF7 Prior PF8 Next current PF10 Reverse order

Post-It® Fax Note	7671	Date	11/18/98	Page	2
To	MIRA MASON	From	TAX MAP DEPT		
Co/Dept		Co	COUNTY OF ORANGE		
Phone #		Phone #	291-2496		
Fax #	563-4693	Fax #	291-2499		

**ORANGE COUNTY
TAX MAP DEPARTMENT**124 MAIN STREET
GOSHEN, N. Y. 10924**NOTICE OF TAX MAP REVISION**MAP: CITY OF _____ TOWN OF NEW WINDSOR VILLAGE OF _____

RE: DEED: LIBER	PAGE	RECORDED	CHANGE
PRESIDENT TAX MAP	SECTION <u>47</u>	BLOCK <u>1</u>	LOT <u>40.1 & 40.2</u> SAME AS <input type="checkbox"/>
CHANGE TAX MAP	SECTION <u>47</u>	BLOCK <u>1</u>	LOT <u>84</u> PORTION OF <input type="checkbox"/>
BREAKAWAY TAX MAP	SECTION _____	BLOCK _____	LOT _____ CORRECTION <input type="checkbox"/>
			OTHER <u>COMBO</u> <input checked="" type="checkbox"/>

OTHER (EXPLAIN) BELOW IS NEW CONFIGURATION FOR
PROPERTY NOW OWNED BY, QSM REALTY LLC
BY DEED 4878 PAGE 46 & 49.



**THIS CAN ALSO BE VERIFIED BY NEW WINDSOR
ASSESSOR'S OFFICE.**

SCALE: _____ DATE: _____ (NEW INFORMATION IN RED)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

10 September 1996

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: NORTHEAST INDUSTRIAL DEVELOPMENT CORP. SITE PLAN
PLAN APPROVAL AND SITE ESTIMATE
NEW WINDSOR PLANNING BOARD NO. 96-20

A review of the file for the subject application appears to indicate that no corrections or additions were required to the Site Plans as submitted for the 22 January 1997 Planning Board meeting. A condition of approval was imposed which would require that the property be combined into a single lot, as part of the approval action. Before the plan is stamped, you should receive a memorandum from Andrew Krieger, Planning Board Attorney, acknowledging his acceptance that same has been properly accomplished.

With regard to the Cost Estimate for the site, I have reviewed same and made some mark-ups. A copy of the estimate is attached hereto. I recommend that the site improvement estimate be established at \$61,739.00. It should be also noted that the off-site improvements should be considered public improvements and a separate bond amount for this work should be set at \$11,750.00. Separate inspection fees should be calculated for these two values.

Please contact me if you have any questions regarding the above.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'Mark J. Edsall', written over a horizontal line.

Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

a:mason3.sh

August 27, 1997

Project: Site Plan for 217 Blooming Grove Turnpike
Re: Estimated Sitework Construction Costs

mark-up
 9/10/97

Note: This estimate does not include the excavation work within the footprint of the building.

	Item	Quantity		Unit Cost	Total
1.	Rough Grading				\$5,000.00
2.	Storm Drainage and Catch Basins <i>5 C&B 36" 15"</i>				\$10,000.00
3.	Demo of existing house				\$10,000.00
4.	Concrete Curbing	450	LF	\$9.00	\$4,050.00 ✓
5.	Concrete Sidewalks	<i>715</i> 160	LF	<i>35</i> \$10.00	\$1,600.00 2489
6.	Site Lighting	5	EA	<i>900</i> \$3,500.00	<i>4500.00</i> \$17,500.00
7.	New Paved Parking Lot and Road	<i>3120</i> 30,000	<i>SY</i> SF	<i>10.5</i> \$1.00	<i>31,200</i> \$30,000.00
8.	Site utilities				\$5,000.00
9.	Dumpster Enclosures				\$2,500.00
10.	Landscaping and Final Grading				\$7,000.00
	Contractor's Overhead and Profit				\$9,265.00
	Total:				\$101,915.00 61,739.00

Fee \$ 1235

PUBLIC IMPR

330 LF 15" @ 25 = 8250

MODIF TO EX. BASIN = 1000

PUMP REEL = 2500

\$ 11,750.00

PEE
 \$ 470

AS OF: 09/10/97

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96- 20

FOR WORK DONE PRIOR TO: 09/10/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
96-20	94263	04/17/96	TIME	MJE	WS 217 BGT	70.00	0.40	28.00			
96-20	95148	05/01/96	TIME	MJE	WS 217 BGT	70.00	0.40	28.00			
96-20	102181	08/21/96	TIME	MJE	WS 217 BGT	70.00	0.40	28.00			
96-20	103387	09/10/96	TIME	MCK	CL BG/COMMENTS	25.00	0.50	12.50			
96-20	104333	09/10/96	TIME	MJE	MC BG OFFICE S/P RVW	70.00	0.70	49.00			
96-20	103431	09/17/96	TIME	MCK	CL LEAD AGENCY LTR-BGBC	25.00	0.50	12.50			
96-20	104383	09/18/96	TIME	MJE	MC BG OFFICE L/A COORD	70.00	0.40	28.00			
96-20	103440	09/20/96	TIME	MCK	CL LEAD AGENCY LTR-BGBC	25.00	1.50	37.50			
										223.50	
96-20	103407	09/20/96			EXP. MAILINGS - 5 @ .32				1.60		
96-20	103408	09/20/96			EXP. MAILING - 5 @ .78				3.90		
										5.50	
96-20	105651	09/30/96			BILL 96-709 10/15/96 PD					-201.00	
											-201.00
96-20	104598	10/02/96	TIME	MJE	WS 217 BGT	70.00	0.40	28.00			
96-20	106091	10/03/96	TIME	PJH	MC PROF BLDG DRAINAGE	70.00	1.50	105.00			
96-20	106092	10/03/96	TIME	SAS	CL PROF BLDG COMMENTS	25.00	0.50	12.50			
96-20	106136	10/16/96	TIME	MJE	WS BG BUS CTR	70.00	0.40	28.00			
96-20	106122	10/23/96	TIME	MJE	MC BG BUS CTY	70.00	0.40	28.00			
										201.50	
96-20	107211	10/31/96			BILL 96-792 11/13/96 PD					-229.50	
											-229.50
96-20	106748	11/04/96	TIME	PJH	MC NW PROFESSIONAL	70.00	0.50	35.00			
96-20	107369	11/06/96	TIME	MJE	WS BG BUS CTR	70.00	0.40	28.00			
96-20	107017	11/13/96	TIME	MCK	CL NORTHEAST IND-COMM	25.00	0.50	12.50			
96-20	107785	11/13/96	TIME	MJE	MC NE IND DVMT GROUP	70.00	0.50	35.00			
96-20	108247	11/19/96	TIME	MJE	FM BG OFFICE W/COPOLLA	70.00	1.00	70.00			
96-20	107517	11/20/96	TIME	SAS	CL MEMO-BG BUS CTR	25.00	0.50	12.50			
										193.00	
96-20	108615	11/30/96			BILL 96-861 12/12/96 PD					-193.00	
											-193.00
96-20	110395	01/22/97	TIME	MJE	MC NORTHEAST	75.00	0.50	37.50			
96-20	110399	01/22/97	TIME	MCK	CL NORTHEAST COMMENTS	28.00	0.50	14.00			
96-20	112312	01/22/97	TIME	MJE	MM NE DVMT COND APPL	75.00	0.10	7.50			
										59.00	

AS OF: 09/10/97

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-36 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWMIN - TOWN OF NEW WINDSOR

TASK: 96- 20

FOR WORK DONE PRIOR TO: 09/10/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
96-20	112758	01/31/97			BILL 97-186 02/13/97					-59.00	
										-59.00	
96-20	130737	09/10/97	TIME	NJE	MC 217 BGT FINAL REVIEW	75.00	0.80	60.00			
96-20	130741	09/10/97	TIME	SAS	CL FINAL MEMO	28.00	0.30	8.40			
					TASK TOTAL			745.40	5.50	-682.50	68.40
					GRAND TOTAL			745.40	5.50	-682.50	68.40

795.90

AS OF: 11/16/98

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96- 20

FOR WORK DONE PRIOR TO: 11/16/98

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
.....												
96-20	89680	04/17/96	TIME	MJE	WS 217 BGT	70.00	0.40	28.00				
96-20	90450	05/01/96	TIME	MJE	WS 217 BGT	70.00	0.40	28.00				
96-20	96337	08/21/96	TIME	MJE	WS 217 BGT	70.00	0.40	28.00				
96-20	97374	09/10/96	TIME	MCK	CL BG/COMMENTS	25.00	0.50	12.50				
96-20	98166	09/10/96	TIME	MJE	MC BG OFFICE S/P RVW	70.00	0.70	49.00				
96-20	97414	09/17/96	TIME	MCK	CL LEAD AGENCY LTR-BGBC	25.00	0.50	12.50				
96-20	98198	09/18/96	TIME	MJE	MC BG OFFICE L/A COORD	70.00	0.40	28.00				
96-20	97422	09/20/96	TIME	MCK	CL LEAD AGENCY LTR-BGBC	25.00	1.50	37.50				
								223.50				
96-20	97393	09/20/96			EXP. MAILINGS - 5 @ .32				1.60			
96-20	97394	09/20/96			EXP. MAILING - 5 @ .78				3.90			
									5.50			
96-20	99253	09/30/96			BILL 96-709 10/15/96 PD					-201.00		
										-201.00		
96-20	98367	10/02/96	TIME	MJE	WS 217 BGT	70.00	0.40	28.00				
96-20	99615	10/03/96	TIME	PJH	MC PROF BLDG DRAINAGE	70.00	1.50	105.00				
96-20	99616	10/03/96	TIME	SAS	CL PROF BLDG COMMENTS	25.00	0.50	12.50				
96-20	99642	10/16/96	TIME	MJE	WS BG BUS CTR	70.00	0.40	28.00				
96-20	99633	10/23/96	TIME	MJE	MC BG BUS CTY	70.00	0.40	28.00				
								201.50				
96-20	100596	10/31/96			BILL 96-792 11/13/96 PD					-229.50		
										-229.50		
96-20	100162	11/04/96	TIME	PJH	MC NW PROFESSIONAL	70.00	0.50	35.00				
96-20	100715	11/06/96	TIME	MJE	WS BG BUS CTR	70.00	0.40	28.00				
96-20	100419	11/13/96	TIME	MCK	CL NORTHEAST IND-COMM	25.00	0.50	12.50				
96-20	101054	11/13/96	TIME	MJE	MC NE IND DVMT GROUP	70.00	0.50	35.00				
96-20	101446	11/19/96	TIME	MJE	FM BG OFFICE W/COPOLLA	70.00	1.00	70.00				
96-20	100845	11/20/96	TIME	SAS	CL MEMO-BG BUS CTR	25.00	0.50	12.50				
								193.00				
96-20	101763	11/30/96			BILL 96-861 12/12/96 PD					-193.00		
										-193.00		
96-20	103289	01/22/97	TIME	MJE	MC NORTHEAST	75.00	0.50	37.50				
96-20	103290	01/22/97	TIME	MCK	CL NORTHEAST COMMENTS	28.00	0.50	14.00				
96-20	104569	01/22/97	TIME	MJE	MM NE DVMT COND APPL	75.00	0.10	7.50				
								59.00				

AS OF: 11/16/98

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96- 20

FOR WORK DONE PRIOR TO: 11/16/98

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	DOLLARS-----		
								TIME	EXP.	BILLED
96-20	104685	01/31/97			BILL 97-186 02/13/97					-59.00
96-20	116734	08/31/97			BILL 97-807 9/15/97					-68.40
										-127.40
96-20	116414	09/10/97	TIME	MJE	MC 217 BGT FINAL REVIEW	75.00	0.80	60.00		
96-20	116415	09/10/97	TIME	SAS	CL FINAL MEMO	28.00	0.30	8.40		
96-20	117247	09/10/97	TIME	MJE	MM TWO 90 DAY EXT GRANT	75.00	0.10	7.50		
								75.90		
96-20	118711	09/30/97			BILL 97-912 10/10/97					-7.50
										-7.50
96-20	143532	08/19/98	TIME	MJE	WS BG OFFICE	75.00	0.40	30.00		
96-20	143151	08/26/98	TIME	MJE	MM BG Office Reapproved	75.00	0.10	7.50		
								37.50		
96-20	145109	09/11/98			BILL 98-1016 9/18/98					-37.50
										-37.50
					TASK TOTAL			790.40	5.50	-795.90

GRAND TOTAL

790.40

5.50

-795.90

final review 11/16

37.50

\$ 827.90

RIDER, WEINER, FRANKEL & CALHELHA, P.C.

ATTORNEYS & COUNSELLORS AT LAW

655 LITTLE BRITAIN ROAD
NEW WINDSOR, NEW YORK 12553

(MAILING ADDRESS:)

POST OFFICE BOX 2280
NEWBURGH, NEW YORK 12550
TEL. (914) 562-9100
FAX 914-562-9126

M.J. RIDER (1906-1968)
ELLIOTT M. WEINER (1915-1990)

RICHARD A. CHASE
ALIZA S. D'AGATI
LYNN W. CYBULSKI
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MAUREEN CRUSH
MARK C. TAYLOR
RODERICK E. DE RAMON
M. JUSTIN RIDER
(NY AND FL)

CRAIG F. SIMON
DAVID E. TOWER
OF COUNSEL

August 12, 1998

Town of New Windsor Planning Board
Att'n: Myra
New Windsor Town Hall
555 Union Avenue
New Windsor, NY 12553

Re: Blooming Grove Business Center
217 Blooming Grove Turnpike, New Windsor
Project No. 96-20
Our File No. 1743.7

Dear Sir or Madam:

We are writing on behalf of Northeast Industrial Development Corp. and Mr. Walter Lambert who is seeking the reapproval of a conditional site plan for the above noted project. Northeast has entered into an agreement to sell the property for use as medical offices, which is dependent upon the ability of the purchaser to proceed with construction within thirty days. Northeast has submitted an application for a building permit, and applied to the County to combine the two lots which comprise the project. Upon closing of title on the two lots, the application to combine them will be complete with the County, and we will notify you as soon as that is accomplished. We therefore request that the application be approved, so that this project may be constructed.

If you have any questions in this regard, please do not hesitate to contact me.

Very truly yours,



Charles E. Frankel

CEF

cc: Mr. Walter Lambert

*Reapproved for 180 days
starting 8/16/98*

Anthony J. Coppola, R.A.

375 Third St.,
Newburgh, N.Y. 12550

Tel: 914-561-3559
Fax: 914-561-2051

Design, Architecture and Planning

ajcarch@ny.frontiercomm.net
<http://ny.frontiercomm.net/~ajcarch>

August 12, 1998

Town of New Windsor Planning Board
55 Union Avenue
New Windsor, NY 12553

Project: Site Plan Approval for 217 Blooming Grove Turnpike

Dear Mr. Chairman,

We are seeking re-approval of the site plan application for this project.

The closing for the two existing lots will be taking place within the next 10 to 14 days. An application has already been delivered to Goshen for the combination of the two lots. A building permit application has already been submitted.

Construction on the building will be starting upon the combination of the lots after the closing has taken place. Please call my office if you have any further questions.

Very Truly Yours,



Anthony Coppola, R.A.

CORRESPONDENCEREQUEST FOR REAPPROVAL OF BLOOMING GROVE BUSINESS CENTER

MR. PETRO: "We're writing on behalf of Northeast Industrial Development Corp. who's seeking reapproval of the conditional site plan for the above-noted project. Northeast has entered into an agreement to sell the property for the use as medical offices which is dependent upon the ability of the purchaser to proceed with construction within 30 days. Northeast has submitted an application for building permit." Is that true, Michael?

MR. BABCOCK: It may be correct and applied to the County to combine the two lots.

MR. PETRO: "Upon closing of title of the two lots, the application to provide them will be complete with the county and we'll notify you as soon as that is accomplished. We therefore request application to be approved so that this project may be constructed. If you have any questions in this regard, please do not hesitate to contact me. Charles E. Finkel."

MR. BABCOCK: I know that the paperwork came through for the consolidation for the two lots because I did approve that, as far as the building permit application, I understand it's in my office, I haven't seen it.

MR. PETRO: This is a, he wants reapproval of conditional, I thought we did a final, there must have been conditions on it.

MR. BABCOCK: Yeah, there was a condition of the combining of the lots. I don't think anything in the zone, I think the reason for the expiration of the time limits are because times change and also rules change. I don't think any rules have changed since the day that he got his final approval so I don't see any problem with the extension.

MR. PETRO: This third reapproval will be for what, one year. Again, is it one year at a clip?

MR. EDSALL: Has the approval expired?

MS. MASON: Yes.

MR. PETRO: Approval, this would be the third one.

MR. EDSALL: It's reapproval then, it's not an extension.

MR. PETRO: Right.

MR. EDSALL: As long as nothing's changed, if that is your inclination, go ahead and do it.

MR. PETRO: For a year, correct?

MR. BABCOCK: Yes, one year plus extensions, if you reapprove.

MR. EDSALL: If you get the extensions, it runs out in 180 days.

MR. PETRO: He can get two 90 days. Motion for reapproval for 180 days.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant reapproval for the Blooming Grove Business Center on 217 Blooming Grove Turnpike for 180 days from the August 16 it expired. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/11/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
0 [Disap, Appr]

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING

APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

--DATE--	MEETING--PURPOSE-----	ACTION--TAKEN-----
08/21/97	REC. LETTER REQUESTING EXT. . AS THIS IS A NEW CODE (EXPIRATION OF CONDITIONAL SITE PLANS), THE BOARD HAS DETERMINED THAT THE 180 DAY COND. APPR. WILL BEGIN 8/21/97 (DATE OF LETTER) EXP. 2/17/98 . THEY THEN GRANTED THIS APPLICANT TWO 90-DAY EXTENSIONS TO EXPIRE 8/16/98.	ON AGENDA 9/10/97
01/22/97	P.B. APPEARANCE . TWO LOTS TO BE COMBINED TO ONE BEFORE PLAN IS STAMPED . SUBMIT COST ESTIMATE	ND: APPROVED CONDIT.
11/13/96	P.B. APPEARANCE . MARK & COPPOLA TO VERIFY THE SIZE OF STORM WATER DISCHARGE PIPE. JIM PULLAR TO REVIEW AGAIN - CORRECTED PLAN - RE: ISLAND - NEED LIGHTING ON PLAN - TO RETURN TO W.SHOP*	LA: SCHEDULE P.H.
11/06/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
10/16/96	WORK SESSION APPEARANCE	NEW PLANS & DRAINAGE
10/02/96	WORK SESSION APPEARANCE	RETURN TO W.S.
09/11/96	P.B. APPEARANCE . MARK TO REVIEW DRAINAGE; SEE IF DRAINAGE CAN BE TIED INTO LOUISE DRIVE; SEND TO D.O.T.; REVISE BACK DOORS AND SPACE	DISCUSSED DRAINAGE
08/21/96	WORK SESSION APPEARANCE	OK TO SUBMIT
06/26/96	P.B. APPEARANCE	SUBMIT APPLICATION
04/17/96	WORK SESSION APPEARANCE	SET PRESUBMISSION

9/11/97 - Spoke to Mr. Lambert & advised him of status.

9/24/97 Sent copy of minutes. @

NORTHEAST INDUSTRIAL DEVELOPMENT, CORP.

P.O. BOX 762
CORNWALL, N.Y. 12518

Telephone 914-534-3573-

562-1229

August 21, 1997

Mr. James Petro, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

Re: Blooming Grove Business Center, 217 Blooming Grove
Turnpike, New Windsor, New York

Dear Mr. Petro:

Please let this letter serve as my request to the Planning Board for a six month extension of the approvals for the above referenced project. Currently, I am fifty percent pre-leased and my financing is in place. To cover the debt service requirement of my lender I must be sixty-five percent leased to start construction.

Unfortunately, through the approval process and delays beyond my control, I lost one of my potential tenants. I am currently discussing possible leases with two other medical groups and I am confident that within the next six months I will begin construction.

I thank the members of the board and yourself for your consideration in regards to this matter.

Sincerely,



Walter Lambert, President

8/21/97 - 180 day Conditional Approval Begins
2/17/98 - Conditional Approval Expires
8/16/98 - Two 90 day extensions (granted 9/10/97) Expire

CORRESPONDENCE

NORTHEAST INDUSTRIAL DEVELOPMENT CORP. (96-29) 217
BLOOMING GROVE TURNPIKE SITE PLAN

MR. PETRO: Request for six month extension of conditional site plan approval granted 1/22/97. Is that Walt Lambert's piece where the clown shop is right next to the old Club Restaurant, I believe?

MR. EDSALL: Yeah. I think you have got to be clear in the minutes. The way the law reads it says you have 180 days from the conditional approval to meet the conditions since the timeframe was running and there was no notice, I believe Jim you directed Myra to send letters out to everyone and the clock would start when they had the letters sent to them. The law says 180 days and you're allowed two 90 day extensions so I think we can't be lost and just say six months. The law says you can obtain two 90 day extensions so you can either grant them a 90 day extension or if you care give them both 90 day extensions at one time. But we just can't say six months cause it's not like the preliminary approvals where you just unilaterally vote to give them six months.

MR. PETRO: Is there any holdup with sewer or any reason that he is not working?

MR. EDSALL: I don't believe there is anything that relates to the town that would hold him up from proceeding back.

MR. BABCOCK: Probably looking for tenants.

MR. EDSALL: That is what his letter says, financially that is a reasonable reason to try to get the extension.

MR. PETRO: I know as a builder and person out in the business world that 90 days goes rather quickly, I'm in favor of giving both 90 days right now and not having to do it in three months. Three months flies.

MR. EDSALL: Exactly, but I think we have just got to

have the minutes read two 90 days.

MR. PETRO: Two consecutive 90 days or 180 day extension, that is what we're going to have the roll call for. Does anyone have any objection to that? Motion for this?

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 180 day extension for approval to the Northeast Industrial development Corporation on 217 Blooming Grove Turnpike. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. BABCOCK: And this 180 days will start after his 180 days expires from the date of that letter?

MR. EDSALL: I'm going to work that out, the date with Mike right now.

MR. BABCOCK: He is going to get 180 days from the date she sent the letter and then from that day he's getting this 180 day extension that you are giving him right now.

MR. PETRO: I don't have any objection to that.

MR. BABCOCK: Okay.

MR. PETRO: Someone's unaware of it and we're really generating this by sending out all these letters, so I think it's only fair.

RESULTS OF P.E. MEETING

DATE: _____

PROJECT NAME: _____ PROJECT NUMBER _____

LEAD AGENCY: _____ * NEGATIVE DEC: _____

M) _____ S) _____ VOTE: A _____ N _____ * M) _____ S) _____ VOTE: A _____ N _____

CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.E.A.: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL: *180 day Ext*

M) N S) N VOTE: A 4 N 0 *Extension* APPROVED: 9/10/97

M) _____ S) _____ VOTE: A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

180 days to start on day of letter.

Expires 8/16/98
Per Mark

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/10/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
0 [Disap, Appr]

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING

APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

DATE	MEETING-PURPOSE	ACTION-TAKEN
01/22/97	P.B. APPEARANCE	ND: APPROVED CONDIT. . TWO LOTS TO BE COMBINED TO ONE BEFORE PLAN IS STAMPED . SUBMIT COST ESTIMATE
11/13/96	P.B. APPEARANCE	LA: SCHEDULE P.H. . MARK & COPPOLA TO VERIFY THE SIZE OF STORM WATER DISCHARGE . PIPE. JIM PULLAR TO REVIEW AGAIN - CORRECTED PLAN - RE: . ISLAND - NEED LIGHTING ON PLAN - TO RETURN TO W.SHOP*
11/06/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
10/16/96	WORK SESSION APPEARANCE	NEW PLANS & DRAINAGE
10/02/96	WORK SESSION APPEARANCE	RETURN TO W.S.
09/11/96	P.B. APPEARANCE	DISCUSSED DRAINAGE . MARK TO REVIEW DRAINAGE; SEE IF DRAINAGE CAN BE TIED INTO . LOUISE DRIVE; SEND TO D.O.T.; REVISE BACK DOORS AND SPACE
08/21/96	WORK SESSION APPEARANCE	OK TO SUBMIT
06/26/96	P.B. APPEARANCE	SUBMIT APPLICATION
04/17/96	WORK SESSION APPEARANCE	SET PRESUBMISSION

96-20
8/27/97

Anthony J. Coppola, R.A.

Design, Architecture, and Planning

175 Liberty Street, Newburgh, NY 12550 • Tel: 914-561-3559 • Fax: 914-561-2051

56 2-1229

August 27, 1997

Project: Site Plan for 217 Blooming Grove Turnpike

Re: Estimated Sitework Construction Costs

Note: This estimate does not include the excavation work within the footprint of the building.

	Item	Quantity		Unit Cost	Total
1.	Rough Grading				\$5,000.00
2.	Storm Drainage and Catch Basins				\$10,000.00
3.	Demo of existing house				\$10,000.00
4.	Concrete Curbing	450	LF	\$9.00	\$4,050.00
5.	Concrete Sidewalks	160	LF	\$10.00	\$1,600.00
6.	Site Lighting	5	EA	\$3,500.00	\$17,500.00
7.	New Paved Parking Lot and Road	30,000	SF	\$1.00	\$30,000.00
8.	Site utilities				\$5,000.00
9.	Dumpster Enclosures				\$2,500.00
10.	Landscaping and Final Grading				\$7,000.00
	Contractor's Overhead and Profit				\$9,265.00
	Total:				\$101,915.00

PUBLIC HEARING:

NORTHEAST DEVELOPMENT CORP. SITE PLAN (96-20) 217
BLOOMING GROVE TPK.

Mr. Anthony Coppola appeared before the board for this proposal.

MR. COPPOLA: Okay, I think we were last here in November, just to kind of review everybody's recollection of the project, what we're proposing is a single story professional office building 10,000 square feet. During the last meeting, number of things we discussed and basically now I think we have addressed all the board's concerns. I will just go over those briefly. Number one, there was a little discrepancy at the entrance about the arrows and designation of the in and out lane and we also last time had this as an alternate now it's been incorporated into the main plan, shows clearly which way is in. We have basically one way in, one way out and this center concrete or it's mountable concrete median has also been set back two feet from the edge of the pavement. I believe that was what the board had requested there. So that was all basically reviewed by DOT and I think DOT had really just referred that to the planning board. On the drainage, which is what we have been working on through most of this whole site plan process, basically, we had met Mark out there with the Town of New Windsor Public Works Superintendent, I don't remember his name, we had gone over this existing catch basin, which is just east of our property and making sure that we can tie into there which we can. Those elevations have now been shown on the site and basically, all the water, the water from the roof and all the water that is collected on the pavement here is all going to be redirected out to the front and then down to the east of the site some 300 feet into that existing catch basin.

MR. PETRO: Back to that.

MR. LUCAS: Towards the river?

MR. COPPOLA: Towards the river, east.

MR. PETRO: My question at the November 13 meeting was about the catch basin, was the outlet pipe of that basin, did anyone go down there and physically look at that and come up with an answer?

MR. COPPOLA: Yes, we did. I don't remember the day but it was shortly after the meeting right before Thanksgiving we did check with Mark, there's no outlet such as like there is a pipe there, it's basically the bottom of that existing catch basin and it's an open bottom.

MR. PETRO: It goes into a pipe.

MR. EDSALL: It goes down into I'm trying to think of the road name back in around Garden, where Garden loops to the left it ties back into another pipe and then it discharges into a large ravine.

MR. PETRO: Into the, into a catch basin and into a swale.

MR. EDSALL: No, it goes into a pipe. You're tying into a town catch basin and that catch basin is part of a drainage system that goes down through Garden which on the far left end of Garden discharges into a fairly large ravine.

MR. PETRO: You're satisfied that the discharge from the catch basin will handle this entire site?

MR. EDSALL: Yes, on the 19th of November is when Jim Pullar and I went out, this is an area that is in a portion of the town line drainage improvements which are currently in the process of being bonded, this is in Phase 2, so what's there now I think will handle it and in fact there's a good chance of tearing it out there and making it larger.

MR. LANDER: Empties out onto Ceasars Lane that water from Garden Drive?

MR. PETRO: Probably eventually has to go there.

MR. EDSALL: I think it makes its way back in through.

MR. LUCAS: Goes into Garden underneath the old Schoonmaker house property then it actually heads back north underneath.

MR. EDSALL: It heads in a northerly direction and then it goes to almost an extreme north underneath a couple properties and discharges into a very large drainage ravine and obviously we haven't looked at the calculations as to the capacity, we're going to be doing that as part of our drainage improvements but I can assure the board that the drainage area that is going to that ravine this single site is a very small portion of it.

MR. COPPOLA: Okay, so basically just on a couple other items, we made note on the plan for the site lighting and the photometrics as shown is one foot candle shown plotted on the drawing. We did receive a letter from New York State Office of Parks regarding basically a negative declaration on this archeological survey that they had wanted to us do, I believe I gave Myra a copy.

MR. PETRO: We have that on file.

MR. COPPOLA: And that was it, I think as far as the remarks and the other items left from the last meeting.

MR. PETRO: What's the Siamese connection to be approved by Town of New Windsor Fire Department?

MR. COPPOLA: That just means that is the location that the fire marshal wants and it has to be in front of the building, it just means specifically that fitting, you know, whether it's brass or whatever type.

MR. PETRO: For the sprinkler line?

MR. COPPOLA: For the sprinkler line, yes, this is required to be sprinklered.

MR. LANDER: What size trees are you putting in the back?

MR. COPPOLA: Basically Austrian and white pines, the size should be there.

MR. LANDER: Four to five feet tall, I see it now.

MR. COPPOLA: This faces the rear yard of two other houses, this will be facing the rear yard.

MR. LUCAS: Isn't there a couple buildings on the property?

MR. COPPOLA: There's one building on the property, it's shown here right here existing house to be removed so that is going to be down.

MR. LANDER: That was the clown shop?

MR. COPPOLA: Yeah, that is correct, actually two lots were here we're showing this existing lot line.

MR. LUCAS: What makes me think there's a barn and an old garage there?

MR. COPPOLA: A barn, no, I don't think so, not on this site.

MR. STENT: Used to be but it's gone.

MR. LANDER: You're not looking for this here, you're going to have to have a lot line change.

MR. COPPOLA: No, I believe, I'm not exactly sure, but I believe, you know, part of the conditions of this is that we basically will move that lot line and these are combined, they cannot be separated.

MR. LANDER: That is fine with me, what's the width of the sidewalk in the front?

MR. COPPOLA: I believe it's five feet. We have six feet, it's five foot, see it there.

MR. LANDER: I see it there, the 6 is right next to the curb.

MR. COPPOLA: Yeah, it's a little tight but there's 20 feet for the stall so it's not really going to be that crowded.

MR. LANDER: Six foot sidewalk just so we have enough room on the bumper overhangs and handicapped can get through there with a wheel chair.

MR. PETRO: Mark, the curb out front, curb cut and layout is according to DOT and Jim Pullar and yourself?

MR. EDSALL: Yes, Don Greene from the DOT indicated that the details would be under town jurisdiction. This was Jim Pullar's preference, this layout and Don took no exception to it, but it does match as Anthony said it matches what the details that the highway superintendent requested.

MR. STENT: I think that is what we were recommending at the last meeting.

MR. EDSALL: Yes, as well.

MR. PETRO: Okay, what we're going to do is open it up to the public hearing and then we'll give it back to the board. Okay, on the 13th day of January, 1997 we had 12 addressed envelopes containing the attached notice of public hearing, I'm sorry, on 1/10/97, it went out for the notice of public hearing. So at this time, I will open it up to the public. If there's anybody that would like to speak on behalf of this application, please raise your hand, state your name for the stenographer.

MMS. MARTA FRAGUADA: I have the corner residence on 2 Louise Drive, that is adjacent to this proposed site. My concern is for the traffic flow, I believe comes west on 94, going towards Vails Gate. For the six years that I was there, there were four major accidents that came right into my property, one took away like 30 feet of hedges, the other actually knocked down the utility pole. Apparently, the traffic sometimes the cars come so out of control and they spin and come right into my property, so now that when traffic is coming from that way, they'll be turning left into this

proposed site, is that correct?

MR. COPPOLA: Westbound.

MR. PETRO: Why don't you turn that, we all have that, if you want to review that, he can show it to you better.

MR. COPPOLA: Most of you are saying westbound traffic that was causing the problem plowing into your road?

MS. FRAGUADA: Right, as you know, there's that stone wall that makes that curve, apparently they lost control and spin and go right into here so now they are going to be coming left to go into this.

MR. COPPOLA: Well, they can come, if they are coming from the west, they can come one or two ways, they can cut the corner here and make a left into that way, which is probably the way they should go, what our big concern was traffic exiting out of here and what we had done was designated this as a one way in but a right turn only going out so that no one could try and go back into this way and congest this intersection. So if you are going in here, obviously from the west, you'd be coming, you'd make a right-hand turn in. But if you are coming from the east, you'd probably go around this triangular portion here and stop here and make a left that way and then coming out you basically have to go out right, you're going east, that is okay, if you are going west again then you have to come back around and go out again.

MR. PETRO: You have to come out and go north actually.

MS. FRAGUADA: But do you understand what I am trying to say? As the traffic is coming this way, I'm thinking that they are going to have to stop like midway more or less maybe where that curve is to try to go left. Will they be able to do that? They are going to actually cut through to go in, isn't it one here this way?

MR. COPPOLA: No, this entrance is the furthest point from your property, so your house is about right here

somewhere in here that existing house is here the house that is vacant right now.

MR. PETRO: There's only one entrance?

MR. COPPOLA: All the way over to the doctor's office.

MS. FRAGUADA: This is what I thought was the entrance.

MR. PETRO: No, that is internal.

MR. LUCAS: That is the worst situation because this is a real bad area.

MS. FRAGUADA: I was concerned as they stopped to make the left somebody would come plow right into them and it will happen all over again.

MR. PETRO: It's passed the intersection.

MS. FRAGUADA: I thought that this was the one entrance actually.

MR. COPPOLA: Stop sign is right there.

MR. LUCAS: The people that come south on 94 will probably make the left first, once they get used to going to the building, there's a left where the park is, make a right then that is the best scenario we have to get them in there.

MS. FRAGUADA: So hopefully it will be clear then all right but it should be then I thought if it was here, the entrance then it would do that, all right, that was basically the concern that I had. And the Siamese connection?

MR. COPPOLA: That is just a small thing for the fire department.

MS. FRAGUADA: What's foot candle?

MR. COPPOLA: This shows the lighting distribution for the site lights, we're going to have poles in the front here which light up our parking lot and also they'll be

mounted on the building.

MR. PETRO: It's not an actual candle that is sitting out there.

MR. COPPOLA: It's a measure amount of the light and what you want is basically what we're showing here is a distribution that is adequate enough to light the parking lot but not that it spills over into the adjacent, into your house, so you really shouldn't get too much, they are directed down and they are not, in other words, the light is directed down. It's not like a wall mounted that goes out, it's on a pole and goes down and distributes light that way.

MS. FRAGUADA: And is sewage and everything else they are in no way connected to us?

MR. COPPOLA: No, everything is intended, well, we'd be connected into the town for water and sewer and drainage goes the opposite way from your house so there would be nothing that would be impacting your house that way.

MS. FRAGUADA: And when do you propose to start construction?

MR. COPPOLA: They'll probably start sometime this year, that is what I would guess.

MS. FRAGUADA: You don't have a timeframe? I'm just, I just want to know only because like if I am on vacation or planning my vacation, I wanted to know that it's not a good time to be home.

MR. COPPOLA: I can't say exactly, if you want somebody would be in contact with you.

MS. FRAGUADA: I'd appreciate it because I would hate to have my life ruined by a lot of noise.

MR. COPPOLA: We'll do that.

MS. FRAGUADA: That is basically it. Thank you.

MR. PETRO: Anyone else here like to speak on behalf of this application? Okay, motion to close the public hearing?

MR. STENT: Motion to close the public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the new Windsor Planning Board close the public hearing on the Northeast Development Corp. site plan on Blooming Grove Turnpike. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'd like to open it back up for the board for their further review. I think we have seen this, this is the third time.

MR. EDSALL: I believe so.

MR. PETRO: Is there any outstanding problems Mark that you see, I know he's basically touched on every one of them, you have looked at every one.

MR. EDSALL: I will just let you know that I have no way of checking the foot candle lines inasmuch as I don't have the individual fixture isolux curves and they are not depicted that way on the plan. So if this is acceptable to the board, it shows you the limits of the 1 foot candle, otherwise, it will require change. The second item which I think is a procedural thing at the end we have to make sure that they combine the two properties at the approval of the application cause this is in fact two different tax lots.

MR. PETRO: Before the plan is signed.

MR. EDSALL: I think that is what Andy normally desires.

MR. LANDER: That was our recommendation that they combine them, otherwise, they have to have a lot line change here.

MR. COPPOLA: Just to address Mark's first comment, I have this from the, you know, the people who make the site lights, they have basically done a whole thing for me here.

MR. EDSALL: Is it a point plot?

MR. COPPOLA: Just point loads, you know, point foot candles, would you want that?

MR. EDSALL: I mean if the board, I mean I'm sure if this is how it's been done, there's adequate information.

MR. PETRO: I'm sure that is done professionally, the only possible person it would bother would be this young lady here and there seems to be 15, how many feet, it's three feet to the closest part of the line.

MR. LANDER: Well, you can see he has it drawn on there.

MR. PETRO: I'm sure the house is off the property line also.

MR. COPPOLA: Yeah, the site line here is, it's not set on the building there, it's set on the side of the access drive and it faces the other way actually.

MR. EDSALL: Are these lights going to be on timers anyway?

MR. COPPOLA: Yes, they will be.

MR. PETRO: Okay, I think we have looked at this enough. Anything else? We have done negative dec and lead agency. We didn't do negative dec, so someone make a motion?

MR. LANDER: Make a motion we declare negative dec, Mr. Chairman.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Northeast Development Corporation site plan. Is there any further discussions from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: We had a public hearing, we did the negative dec, anything else outstanding? I think that is basically it.

MR. EDSALL: We'll need the site improvement bond estimate if you are going to approve it tonight so that is something you can make it subject to that and the fees.

MR. LANDER: You want to go over the lighting?

MR. EDSALL: No, I think that given the technology that now a lot of people are using with the point plot incorporates I think on a case-by-case basis if we know it was done properly, we can accept it for the, normally we'd like to see all the curves but given the way Anthony did it, I don't think we need anymore information.

MR. LUCAS: Just be conscious of her property.

MR. COPPOLA: Yeah, we'll notify you about the construction schedule.

MS. FRAGUADA: How long does it usually take?

MR. COPPOLA: Probably longer than you think, probably six to eight months, I would guess.

MR. PETRO: Okay, we have done everything, no other--let's do a motion.

MR. LANDER: Make a motion to approve Northeast Industrial Development Corporation site plan.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Northeast Development Corporation, subject to the lot line change being removed and combining the two lots into one prior to the final signing of the plan. Is there any further discussion from the board members? And the bond estimate.

MR. EDSALL: Bond and fees.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: NORTHEAST INDUSTRIAL DEVELOPMENT CORP
SITE PLAN

PROJECT LOCATION: 127 BLOOMING GROVE TURNPIKE
SECTION 47-BLOCK 1-LOTS 40.1 AND 40.2

PROJECT NUMBER: 96-20

DATE: 22 JANUARY 1997

DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A 10,000 SQUARE FOOT ONE-STORY PROFESSIONAL OFFICE BUILDING ON THE SOUTH SIDE OF BLOOMING GROVE TURNPIKE. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 11 SEPTEMBER 1996 AND 13 NOVEMBER 1996 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The Planning Board previously assumed the position of Lead Agency for the SEQRA review of this project. To my knowledge, three (3) items were outstanding with regard to this review; specifically, potential drainage impacts, potential cultural resources impacts and potential traffic impacts. These issues have been addressed by the Applicant, as follows:
 - a. Drainage - The Applicant met with the Highway Superintendent and Engineer for a field review on 19 November 1996 (see MHE memorandum 20 November).
 - b. Cultural Resources - New York State Office of Parks, Recreation and Historic Preservation has indicated their opinion of "no impact" as per their 9 December 1996 letter.
 - c. Traffic recommendations from the Highway Superintendent are referenced in the MHE memorandum of 20 November 1996. In addition, the NYSDOT representative previously provided comments to the Board indicating no objection. The undersigned also confirmed this in a discussion with Don Greene on 6 November 1996.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: NORTHEAST INDUSTRIAL DEVELOPMENT CORP
SITE PLAN
PROJECT LOCATION: 127 BLOOMING GROVE TURNPIKE
SECTION 47-BLOCK 1-LOTS 40.1 AND 40.2
PROJECT NUMBER: 96-20
DATE: 22 JANUARY 1997

2. The Planning Board previously requested that the Applicant add the lighting Isolux curves to the submission, such that site lighting can be reviewed. The Applicant has added a one footcandle Isolux curve to the plan. I cannot review this for accuracy, since the individual lighting fixture curve(s) have not been provided with the plans and, as well, individual fixture curves for each light have not been depicted on the plan, such that an evaluation can be made for the total lighting pattern and overlap.
3. The Applicant should be reminded that the property should be combined to a single lot as part of this application.
4. Once the Planning Board has had the opportunity to review comments from the public at this hearing, I will be pleased to perform any additional reviews, as deemed necessary by the Planning Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:NORTHEA.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: NORTHEAST INDUSTRIAL DEVELOPMENT CORP SITE PLAN
PROJECT LOCATION: 127 BLOOMING GROVE TURNPIKE
PROJECT NUMBER: 96-20
DATE: 13 NOVEMBER 1996
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A 10,000 SQUARE FOOT ONE-STORY PROFESSIONAL OFFICE BUILDING ON THE SOUTH SIDE OF BLOOMING GROVE TURNPIKE (ROUTE 94). THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 11 SEPTEMBER 1996 PLANNING BOARD MEETING.

1. The Applicant has revised the site plan as per the previous Technical Review Comments. As well, the SEQRA Lead Agency Coordination Letter has been issued and, to my understanding, no other agencies have objected to the Town Planning Board assuming the Lead Agency role.

First, I would suggest that the Planning Board formally assume the position of Lead Agency for this site plan application.

2. We have received a response from the New York State Department of Transportation and, as well, I have discussed this matter with Don Greene on 6 November 1996. Mr. Greene indicated no objection to the site plan as proposed.
3. The major outstanding issue with regard to this application involved the stormwater management for the site. This issue has now been resolved with the proposal for connection of the site's stormwater system to a nearby Town system.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: NORTHEAST INDUSTRIAL DEVELOPMENT CORP SITE PLAN
PROJECT LOCATION: 127 BLOOMING GROVE TURNPIKE
PROJECT NUMBER: 96-20
DATE: 13 NOVEMBER 1996

4. One other outstanding issue involves the SEQRA review and more specifically a letter received from the New York State Office of Parks, Recreation and Historic Preservation. The Applicant has been provided with a copy of this letter and has indicated that they will make a presentation at this meeting regarding this issue.

Before making a Determination of Significance under SEQRA, the State Historic Preservation Office issue should be resolved.

5. The Applicant has included two (2) alternatives for the entrance on the submitted plans. The Planning Board may wish to discuss same and also consider input from the Town Highway Superintendent.
6. Sheet SP-1 of the submittal still includes reference information for deep tests and perc tests. Inasmuch as this information is no longer applicable to the plan as proposed, this could be removed on the final plan submitted for approval.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:NORTHIN.mk

RESULTS OF P.B. MEETING

DATE: January 22, 1997

PROJECT NAME: Northeast Dev. Corp. PROJECT NUMBER 96-20

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) LN S) LU VOTE: A 5 N 0

CARRIED: YES NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) LN S) LU VOTE: A 5 N 0 APPR. CONDITIONALLY: 1-22-97

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Catch Basin will handle drainage from this site - verified by Mark E.
Lighting is shown on the plan - OK

two lots to be combined before plan is signed

Don Sheene - said Town has jurisdiction
Bond Estimate + fees



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B #

WORK SESSION DATE: 1 MAY 96 APPLICANT RESUB.
REQUIRED: no → Presub

REAPPEARANCE AT W/S REQUESTED: after Presub

PROJECT NAME: 127 B.G.T.

PROJECT STATUS: NEW 6 OLD

REPRESENTATIVE PRESENT: Anthony Capella

MUNIC REPS PRESENT: BLDG INSP. not building something
FIRE INSP. Bob
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

ck
turning
overlay

Bob - fire truck to front o-h w/ backup to east side drive
UPS type for thru loop.

- drainage traffic big issues
- access to dumpsters w/ cars parked -

guy to
ck

Presub conf -

4MJ91 pbwsform

May 8, 1996

36

PRESUBMISSION:

NORTH EAST INDUSTRIAL DEVELOPMENT CORP. SITE PLAN - NEW
ONE STORY 10,000 S.F. PROFESSIONAL OFFICE BUILDING -
127 BLOOMING GROVE TURNPIKE

MR. PETRO: Mr. Coppola is not in the building at this time so he will be on the next available agenda.

"Public Hearing"

1-22-97

Mrs. Teragada - 2 Louise Drive -

Spoke re: traffic flow

Public Hearing Closed (m) S (S) L N } 5 days O'Nap

REGULAR ITEMS:

NORTHEASTERN INDUSTRIAL DEVELOPMENT CORPORATION (96-20)
BLOOMING GROVE TURNPIKE

Mr. Anthony Coppola appeared before the board for this proposal.

MR. PETRO: Why don't you bring us up to date? You were here September 11?

MR. COPPOLA: It's been two months since we have been here last. Essentially, 90 percent of what we're trying to do since our last planning board meeting is work out storm drainage with Mark. Prior to our last workshop meeting with Mark, I think we finally came up with a decent solution in terms of the storm drainage. What we had previously, essentially, what we're dealing with is a flat lot. What we had previously proposed over there was retention system with a series of dry wells, a retention area in the back behind the rear parking lot. Shelving that idea completely, we have now discovered that approximately 370 feet down the road here that is Blooming Grove Turnpike still at the intersection of Garden Street, we're going over three building lots, two building lots and across the street there's an existing catch basin that is I'm assuming maintained by the town downhill from our site which we can tie into. So what we're proposing is now is a much better solution, instead of trying to retain and disburse the water collected on our site in an area before which was adjacent to these houses off Louise Drive now we're going out the front of our property, the catch basins that were shown on the site plan drawing out down east on Blooming Grove Turnpike that is all contained I think on the third sheet, we're showing that front of the doctor's office in the state right-of-way down to that existing catch basin.

MR. LANDER: Does the size of the pipe change when you get to the state right-of-way or no?

MR. COPPOLA: No.

MR. LANDER: Stays 15 inch?

MR. COPPOLA: Stays 15 inch all the way.

MR. LANDER: Did you run that passed the state?

MR. COPPOLA: State is fine with the type of pipe we're proposing 80 SN 12 and they are fine with that.

MR. LUCAS: Isn't that a stream down there?

MR. COPPOLA: There's an open culvert here in front of, yeah, adjacent to the triangle and there's a little head wall here.

MR. LUCAS: It runs all the time.

MR. COPPOLA: Oh, yeah, like an open drainage ditch and it runs from, there's a catch basin next to the senior's home across the street. If you can picture that there's this catch basin up here and it runs downhill through this open ditch, there's a head wall there, then it runs into the catch basin and it continues east down Blooming Grove Turnpike and eventually to the river, I assume.

MR. LUCAS: Does your pipe go cross that stream?

MR. COPPOLA: No, our piping runs in the right-of-way, I think the stream you're thinking about runs on the opposite side of the triangle so it merges with that stream, goes underneath Blooming Grove Turnpike and we'd tie into the same catch basin and downhill from there.

MR. PETRO: What size is the pipe in the roadway from the town's catch basin exiting the catch basin?

MR. COPPOLA: I don't know. At bottom of that, doesn't look to be bigger than 15, this is a catch basin that is blocked so it's--

MR. PETRO: Blocked by what?

MR. COPPOLA: I mean it's like cinder blocks, the existing catch basin, so it's a structure that has been

there probably for some length of time.

MR. PETRO: How do you know once you tie in its going to accept the water?

MR. COPPOLA: This we reviewed over with Mark, basically, our premise is that what we're proposing here is no greater or no less than, in other words, that water is basically going in there anyway because that is the downhill portion of where this water would drain off.

MR. PETRO: Not necessarily, you have an impervious roof and blacktop on most of the lot, so you'd lose some of that in the ground, plus the back of the lot goes towards Louise Drive, so I don't think all the water is going into that one catch basin.

MR. LANDER: Mr. Edsall, what's your view on that?

MR. EDSALL: When we identified this possible solution, it came nearly at the same time we were working with the town supervisor on identifying the project areas for what's being called Phase 2 of the town drainage improvements and one of the areas that is included in this latest barrage of improvements within the town happens to be Forest Hill area and this particular catch basin that Anthony's proposing he tie into is part of what we're going to be evaluating and very likely ripping out and improving anyway. So rather than ask him to evaluate the capacity of that line, I told him we'd waive that normal requirement because we're going to be doing it, the town's going to be starting a project in the very near future.

MR. PETRO: Before they build?

MR. EDSALL: It may very well be concurrent, most likely Phase 2 of the drainage improvements will be bid in the spring so it very well may be very similar timing, if not it would be within months.

MR. LANDER: Well, this is better solution than having the drainage.

MR. PETRO: No question but we want to make sure the water goes into the pipe.

MR. STENT: Well, the paved area is all graded towards the drainage system in the back.

MR. COPPOLA: Right.

MR. PETRO: Entire lot is going to be into the drainage.

MR. COPPOLA: A hundred percent of the hard surface roof and pavement are going into that but also think about the capacity of what we're installing here 370 feet of 15 inch ADS, the volume of that, the volume of water that can be held in that, you see what I am saying, in addition to the rest of the 15 inch and the capacity of these catch basins.

MR. PETRO: To fill up your system.

MR. COPPOLA: To fill up our system before we're impeding on the town system.

MR. LUCAS: Where the catch basin is, it's short footage from the stream and it's going to dump in there anyway.

MR. EDSALL: Generally, it goes ultimately in the same direction but I have to agree that if we were not looking at replacing all the piping or looking at the evaluation of the capacity, I likely would want to have that as part of this application but the town has now identified that as one of the next forced areas to be upgraded so we'll build it into the design.

MR. PETRO: You're confident if the project is built before this catch basin is going to take maybe 20 or 30,000 feet of water into that catch basin when we don't even know about the size that is leaving it.

MR. EDSALL: I don't know the capacity of what he's tying into, I'm sure if we had a very intense storm there's a chance it could surcharge up in the other system but it's a better solution than trying to

dispose of it on the site.

MR. PETRO: I agree with that.

MR. EDSALL: The answer is I think that if it was not the fact that the town was looking at improvements as well, we couldn't move forward as we are, I'm suggesting we do but we're going to be doing that system.

MR. COPPOLA: We'd probably be amenable to upgrade goes the existing catch basin structure. In the meantime, if the town's not going to, in other words, if we get there before the town does type of thing, you understand what I am saying that is just one catch basin there.

MR. PETRO: Might not be, the catch basin is not the problem, there could be an 8 inch pipe leaving the catch basin and your theory of the system on the property holding the water I don't believe that is plausible because you get a heavy rain that would fill up in a matter of a very short period.

MR. LANDER: Mark, where does this water exit that catch basin and is it going to a stream or carried?

MR. EDSALL: Through Louise, through a series of piping and down into a drainage channel but again, normally we would ask that the entire discharge route be studied but the town has already authorized our office to upgrade that entire system so they would be effectively studying a system that we're proposing to rip out which made no sense to me at all.

MR. PETRO: I think it's, I think it's a good idea, it's much better than the pits that would get silted up and not work anyway so I think, but I think there should be some condition if he gets a building permit at that time, if it's not done by the town, that it is going to have to be upgraded and made by verification of your department that that catch basin is going to take 30,000 feet of water because right now, you know how things go, we can go two or three years before you get down there and fix it up. How many basins on the

lot, four or five?

MR. COPPOLA: Five.

MR. PETRO: All running into that? We don't know what is exiting it or not, in the meantime, go down and see what kind of piping is leaving it if it's leaving, I don't have a problem.

MR. COPPOLA: Visually, I looked, it's at least 12, I don't know if it's 12, 15 or 18.

MR. LUCAS: Can't we forge ahead and make it contingent on that?

MR. PETRO: I don't have a problem with the approval or any of that, as long as your client would say that when the time comes for a building permit that that will be functional and the engineer, Mark, you're going to say that that is going to accept the water from the lot one way or the other, either the town fixes it or we find out what's there.

MR. COPPOLA: So we'd verify the size of existing pipe and if need be.

MR. PETRO: Not just verify it, I need something from the engineer saying it's going to accept the water from 30,000 feet of runoff, the roof alone you're going to probably want to tie the gutters into this, I'm sure.

MR. COPPOLA: Yeah, its roof and pavement but Mark, we'd get credit for the storage that we're proposing, in other words, the catch basins and the--

MR. EDSALL: If you are tying in direct with an arrangement, you're not storing anything, it's going to be direct discharge, it's not as if this fills and then once it's full, it discharges, it discharges from the initial flow into the system but, well, I can look at this system, Jim, to see whether or not there's really not a lot of discharge piping from this catch basin out to the outlet to the ditch. So we can verify that again, it very well may be that even if it is deficient we may be ripping it out to tie into the town. I

mentioned to them that we most likely could not allow them to install the last length of pipe because we don't know what our catch basin invert is going to be, we may lower the system and have them leave the last section out until we're ready for them to tie in.

MR. LANDER: How many feet of pipe are we talking about, anybody have an idea from the existing catch basin on Garden Drive?

MR. COPPOLA: To our property?

MR. EDSALL: About 340.

MR. LANDER: To the existing catch basin on Garden Drive to the existing ditch line?

MR. EDSALL: On the discharge end?

MR. LANDER: Yeah.

MR. LUCAS: I bet you 30 feet.

MR. EDSALL: I'll bet it's around 700 foot of pipe.

MR. LUCAS: From his?

MR. EDSALL: What Ron's asking is from the catch basin that they are tying into downgrade to its discharge.

MR. LANDER: Right.

MR. COPPOLA: Towards the river.

MR. LUCAS: You're going down farther.

MR. EDSALL: We're likely going to be replacing the entire system through here.

MR. PETRO: Let's do exactly what I suggested, please find out what's there, take a look at it yourself, send me a memo that we're going to accept this as a plan.

MR. COPPOLA: We appreciate that.

MR. PETRO: Good idea, looks good on paper, just want to make sure it's going to work. In the meantime, if you get a building permit ready for a C.O., you're moving along and it's not going to work, we'll put a catch basin in, make it work.

MR. COPPOLA: Fair enough.

MR. EDSALL: You want to, you're considering approving it but conditional on the outlet piping being verified?

MR. PETRO: I'm only talking about drainage, I don't know about the rest of the plan, I'm not going to have a problem with the drainage as it stands as long as we know that the exiting culvert out on 94, Blooming Grove Turnpike is going to accept the water. You can do that by giving me A, a memo by inspection by your firm or B, by not doing anything but by the time the building permit is issued, that we go down there and make sure that something's working, whether the town at that time also has already fixed it and it becomes a moot point, that would be great. If not, the client will, applicant will have to do something with it, but I'm not going to stamp this plan until we know that that is going to accept the water.

MR. EDSALL: Okay.

MR. PETRO: Does anybody have anything to add or disagree?

MR. LANDER: No.

MR. PETRO: Let's go on to something else.

MR. LANDER: How about the entrance detail?

MR. COPPOLA: What we did, this goes back at least a month, we were showing the different details, one is contingent upon what DOT would and wouldn't accept shown at the bottom of page one. My understanding from Mark's comments from Don Green or from DOT is that essentially the Planning Board's prerogative of what they want to do in terms of that access and in terms of the right turn only which is what we're proposing

probably I think what we're proposing here is we always talked about a right turn only that people coming out of this property they are going to go towards Vails Gate, they are going to have to make a right turn and go around the horn and go back on though Route 94 and come back down this way. And I think everybody's comfortable with that. What we're showing here with the alternate entrance detail which I'm assuming is going to be fine with DOT is basically a mountable concrete center median so it reinforces the right turn only concept so someone can't make a left turn out of here unless they want to mount that median.

MR. DUBALDI: Change the plan because the way it is on here the arrows are both on the same side going in and out, I think that the out arrow should be more to the left.

MR. COPPOLA: Here on or down here?

MR. DUBALDI: Down here.

MR. COPPOLA: Right, that is an error, this has to go out that way.

MR. LANDER: I think the alternate is going to be the entrance that I would want anyway.

MR. COPPOLA: We'll just show this here, that is what we'll do so you're basically going to improve it with the alternate.

MR. EDSALL: Maybe you should understand the position everyone's taking. I did speak with Don Green, the town did receive a response indicating no objection to the plan but it did state that they were looking to get a permit application apparently for the portion of the one curb line that goes toward the state highway. Don Green indicated he had no preference what arrangement you had for the entrance and exit and he suggested that your highway superintendent should be consulted. I asked Jim Pullar to look at that and he's issued a review form which specifically states that it is his preference that you have the basic site plan without a center median, put up signs that restrict or at least

note right turn only for exiting, so it's his preference that you not have the center median and that it been posted right turn only.

MR. LANDER: Just from being in the construction field for so many years, signage isn't going to get it, signage will never work, you can put as many signs up as you want, people go where they want unless there's something in their way, not like the curb that was down here in front of the new school, was an accident waiting for a place to happen, but the mountable curb like Tony said, you're going to have to direct the traffic here, they are not going to bother with signs, they are going to make a left, if you put signs up, if you don't direct them with that concrete, they are going to make a left, they'll still try to make a left. Even with that curb, they'll still try to make a left but it has to be mountable, like you said, so I am in favor of this island, I don't see any other way around it. Now, if he's worried about his snow plows being wrecked on this, just tell him it's not like Ephiphany.

MR. PETRO: Talking about Jim Pullar?

MR. LANDER: We can keep that back, doesn't have to be exactly out to the curb line, it can stay back a little bit. But it has to be effective otherwise you're going to have a number of crashes.

MR. PETRO: Myra's explaining he saw the double arrows on the bottom, I think he misunderstood that and thought they were going out both ways, but if he had noticed the one arrow, he would have went with this. She said he was, I don't want to use the word confused, but didn't understand it property.

MR. EDSALL: What I suggested to Anthony was that the face of the center mountable island should be at least two foot back from the edge of the curb line so we don't have a repeat of the Ephiphany problems.

MR. COPPOLA: Yeah, there's a little bit of a setback there so I guess what I am hearing is we'll go with the alternate.

MR. PETRO: I think then maybe--

MR. KRIEGER: That setback, there should be a note on the map so it's clear.

MR. LANDER: Yeah.

MR. COPPOLA: Setback from the curb?

MR. KRIEGER: Yeah, two foot setback.

MR. COPPOLA: Sure.

MR. PETRO: Jim Pullar should review this one more time with the proper arrows on there, Mark.

MR. COPPOLA: No problem.

MR. LANDER: Tony, how wide is the sidewalk in front of this building?

MR. COPPOLA: It's five feet and five feet from the building. Just a couple other things on the site plan that I want to talk about, one other comment from the state.

MR. LANDER: So you have enough room on the sidewalk so that a wheelchair can get passed even though the bumpers are sticking over?

MR. COPPOLA: Detail calls for the bump to be in the parking lot, if you look on the, in other words, you're ramp hump would be in the loading area here.

MR. LANDER: No, I mean all across that the whole sidewalk as the cars pull up, you're using the curb line as bumper block.

MR. COPPOLA: Right, it's 20 feet still 20 foot deep stall, I see what you're saying.

MR. LANDER: Wheelchair can get passed because cars are going to overhang two foot six inches some two foot six inches so 6 foot is enough.

MR. COPPOLA: Right.

MR. LANDER: So you need 40 inches for a wheelchair clearance, all right.

MR. PETRO: Sidewalk in front of the building.

MR. LANDER: Sidewalk in front of the building, right.

MR. LUCAS: Make it 6 foot instead of 5.

MR. COPPOLA: No, it's 6 foot, there's a planter in front of curbing in front of the building is five foot, there's a 6 foot dimension on there so I think 6 foot would be fine.

MR. PETRO: Mark, I want to go on to this number, comment number 4, what's this all about? Historic preservation?

MR. EDSALL: The normal procedure for an environmental review is to circulate a lead agency coordination letter. One of the, a general letter that we send to the New York State Office of Parks Recreation and Historic Preservation and apparently they for some reason felt that this site needed to be looked at a little closer. Now Tony was going to look into that and try to get a clarification from them.

MR. COPPOLA: I'm going to give you a copy of the letter that the State Historic or State Parks Office sent us, you have got that, okay, this came to my attention about ten days ago. Essentially what they have done is strictly based on where this building, where this lot is, they feel that there was some historic or archeological area a half to one mile radius of this site, so on that basis alone, they flagged it to be in some ways archaeologically significant. Our position and here's a copy of a letter that I wrote to them in response.

MR. PETRO: What are they talking about?

THE APPLICANT: Knox Headquarters.

MR. LANDER: That is within a mile?

MR. COPPOLA: In other words--

THE APPLICANT: There's another area down toward the river somewhere, there's an older building down by the river somewhere or something also which has some historical significance.

MR. COPPOLA: If you can picture where their office is, they have maps of the state and they have areas which are significant in terms of archeology so they flagged this strictly on the basis of, strictly on their criteria that they were close to something that was significant to them in the past.

MR. PETRO: Once you get this letter out and show them what you're doing there, I think somebody's in an office there and flagged it because they want to be sure.

MR. COPPOLA: Our position is that what I have done is take pictures of all the surrounding houses in the area with a tax map that is all keyed for them and we sent that to them. Our position is that number one, you're in an area that has already been disturbed and already been developed long time ago, you have other, all the houses, there's houses that surround this whole area and in addition to that, there's an existing house on our lot and we believe that at one time our lot was disturbed and cleared because there's no trees on the lot, the trees are on the edge and probably whoever built this house cleared the lot. So under that criteria, this lot has been previously disturbed and is not archaeologically significant.

MR. PETRO: You have, you're going to mail this or you already have?

MR. COPPOLA: We already have.

MR. PETRO: We cannot continue with the SEQRA process until we hear back from them. We'll wait to hear back from them, let's go on to something else.

MR. COPPOLA: I don't know if there's anything else with the site plan. If anybody else any has any comments.

MR. PETRO: It would be nice if we can take a motion for lead agency.

MR. DUBALDI: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Northern Industrial Development Corp. on Blooming Grove Turnpike. Any further discussions from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have fire approval on 11/12/96 and under highway, we had the approval but we want to send it back stating we're going to go with the alternate so we'll leave that in limbo for right now.

MR. LANDER: What about screening, you have the houses in the back so we don't get the headlights.

MR. COPPOLA: We're showing white pines, Austrian pines back there.

MR. PETRO: What's the existing property line to be removed, Mark?

MR. EDSALL: I believe the current site consists of the tax lots, they are combining them for this application.

MR. PETRO: How are you doing that, just with the deeds?

MR. EDSALL: Refile the deed and move the line, create it as one lot.

MR. PETRO: You have a dumpster enclosure on the plan made out of what, is it block?

MR. COPPOLA: It's block to match the building, I think the note states that is, there's a detail for that.

MR. PETRO: I personally don't know if that is necessary, I'll listen to other comments of the board members.

MR. LANDER: I think it's very appropriate, it will look like the building.

MR. COPPOLA: Probably a block building.

MR. PETRO: What's the reason for having the enclosure on this plan, just to keep it from the existing houses around the site?

MR. LANDER: What do you mean, you have to put the garbage someplace. Dumpster's always in an enclosure.

MR. PETRO: Not always.

MR. LANDER: It should be.

MR. DUBALDI: I agree with Mr. Lander.

MR. LANDER: Any professional and commercial building built in New Windsor we ask for a dumpster enclosure, it's been that way since--

MR. PETRO: We did not do it on my site and I want to give everybody the opportunity not to do it. If we feel it is necessary, we'd ask the applicant to do it.

MR. LANDER: Mr. Chairman, I think there was a dumpster enclosure on the site going to be made out of wood.

MR. PETRO: Right but if you notice we talked about it at other meetings and said that it wasn't necessary because of the layout of the property.

MR. STENT: I think it's got a lot to do with visibility, if it is going to be seen from the main roads and neighbor's house.

MR. LANDER: You can't see it behind Napoli's Restaurant either but there is one there.

MR. STENT: What about the houses in the back, can they see it?

MR. LANDER: No.

MR. KRIEGER: Question is is it appropriate for this site and in terms of my, in terms of being able to see from the road, I think where that is located, you can see it from the road on this particular site so in this particular site, whether it's appropriate anywhere else but on this is immaterial. On this particular site, there is, it can be seen from the road, therefore you might conclude that there ought to be an enclosure.

MR. LANDER: I'm only one member on the board.

MR. PETRO: I happen to agree with you on this particular site, we don't normally agree on the dumpster enclosures but I'll poll the board.

MR. DUBALDI: It would be beneficial to have the dumpster enclosure.

MR. STENT: Visible from the road, I agree.

MR. LUCAS: I agree.

MR. PETRO: Ron, obviously and I'll agree also this time. Also it's visible from the road and again the houses behind it.

MR. LANDER: We don't need garbage flying all over New Windsor.

MR. PETRO: Lighting?

MR. COPPOLA: We're showing four wall mounted site

lights, they are shown right at the top so it is all coming from the building.

MR. PETRO: Mark, did you do anything on the lighting curvatures on this?

MR. EDSALL: No, normally I wait to get some direction from the board, if you care to have a separate lighting plan.

MR. PETRO: I think the wall backs will be fine for the rear and sides but I don't know if they'll reach out to the front parking on this particular site.

MR. EDSALL: Well, the only way we'll know is if we have the isolux curves drawn on the plan, then we can determine the lighting patterns.

MR. PETRO: Why don't you do that, just the front, don't do the whole site. Anybody disagree? I think the rear you probably want to minimize it there.

MR. EDSALL: You have got residences behind you so you want to make sure it's a cut off fixture and limit the light to the site so you might as well get the, get the lighting fixtures put on for all of it.

MR. PETRO: Mark, do you have any other outstanding comments because we have got to look at it again because we have got to close out SEQRA, how about the public hearing?

MR. EDSALL: You have not made a decision as of yet.

MR. PETRO: Wait until we hear?

MR. LANDER: I think we can just schedule a public hearing.

MR. STENT: Just schedule it.

MR. PETRO: We can do it all at one meeting.

MR. COPPOLA: Do we definitely need a public hearing?

MR. EDSALL: It's optional, board's decision.

MR. LANDER: I think we need one.

MR. PETRO: You have all the residential houses. Normally, when you have the zones so close like this, it's better to have it, especially when you're coming back to the meeting, combine it all into one meeting, you're not going to lose any time.

MR. DUBALDI: Make a motion we schedule a public hearing for Northeastern Industrial Development Corp.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Northeastern Industrial Development Corp. site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Let's digest all the comments, you have a couple corrections to the plan, namely the arrows, couple notes about the buffer being two feet back, you're going to hear back from the parks and also I want to send this back to Jim Pullar to locate the alternate.

MR. LUCAS: You might want to get a comment about the drainage just putting something there.

MR. PETRO: We have the town engineer do it, that will really cover it.

MR. LANDER: I don't think you need the deep tests on here anymore.

MR. EDSALL: Jim, since the next meeting will be the 11th of December, I'm going to suggest to Tony that when he gets any additional information or completes the isolux curves rather than wait until the workshop, send it in directly to me, maybe we can make some progress so if you do get scheduled for a public hearing on the 11th, we'll have everything resolved.

MR. PETRO: I'd like to kind of wrap this up maybe next meeting.

MR. COPPOLA: So we'd schedule a public hearing for the 11th?

MR. PETRO: No, call Myra, get all the information how to go about and get it scheduled.

MR. STENT: Everybody's satisfied with the site plan other than the exceptions so we don't have to beat it to death at the next meeting.

MR. PETRO: I think we're pretty well covered.

MR. LANDER: Drainage was the big thing, it still is the big thing, you know, till they can find out about the discharge, whether or not they can handle it.

MR. PETRO: Okay, thank you.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/22/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING

APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV3	01/09/97	MUNICIPAL HIGHWAY	01/20/97	APPROVED
REV3	01/09/97	MUNICIPAL WATER	01/17/97	APPROVED
REV3	01/09/97	MUNICIPAL SEWER	/ /	
REV3	01/09/97	MUNICIPAL FIRE	01/22/97	APPROVED
REV2	11/07/96	MUNICIPAL HIGHWAY	01/09/97	SUPERSEDED BY REV3
REV2	11/07/96	MUNICIPAL WATER	11/12/96	APPROVED
REV2	11/07/96	MUNICIPAL SEWER	01/09/97	SUPERSEDED BY REV3
REV2	11/07/96	MUNICIPAL FIRE	11/12/96	APPROVED
REV1	10/17/96	MUNICIPAL HIGHWAY	10/18/96	APPROVED
REV1	10/17/96	MUNICIPAL WATER . CONTACT WATER DEPT. FOR LOCATION OF WATER LINES	10/21/96	APPROVED
REV1	10/17/96	MUNICIPAL SEWER	11/07/96	SUPERSEDED BY REV2
REV1	10/17/96	MUNICIPAL FIRE	10/23/96	APPROVED
REV1	10/17/96	N.Y.S.D.O.T. - DON GREENE	11/07/96	SUPERSEDED BY REV2
ORIG	09/05/96	MUNICIPAL HIGHWAY	09/10/96	APPROVED
ORIG	09/05/96	MUNICIPAL WATER	09/09/96	APPROVED
ORIG	09/05/96	MUNICIPAL SEWER	10/17/96	SUPERSEDED BY REV1
ORIG	09/05/96	MUNICIPAL FIRE	09/11/96	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/22/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 96-20

NAME: PROFESSIONAL OFFICE BUILDING

APPLICANT: NORTHEAST INDUSTRIAL DEV. CORP.

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/13/96	P.B. APPEARANCE	LA: SCHEDULE P.H. . MARK & COPPOLA TO VERIFY THE SIZE OF STORM WATER DISCHARGE . PIPE. JIM PULLAR TO REVIEW AGAIN - CORRECTED PLAN - RE: . ISLAND - NEED LIGHTING ON PLAN - TO RETURN TO W.SHOP*
11/06/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
10/16/96	WORK SESSION APPEARANCE	NEW PLANS & DRAINAGE
10/02/96	WORK SESSION APPEARANCE	RETURN TO W.S.
09/11/96	P.B. APPEARANCE	DISCUSSED DRAINAGE . MARK TO REVIEW DRAINAGE; SEE IF DRAINAGE CAN BE TIED INTO . LOUISE DRIVE; SEND TO D.O.T.; REVISE BACK DOORS AND SPACE
08/21/96	WORK SESSION APPEARANCE	OK TO SUBMIT
06/26/96	P.B. APPEARANCE	SUBMIT APPLICATION
04/17/96	WORK SESSION APPEARANCE	SET PRESUBMISSION

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

In the Matter of Application for Site Plan/~~subdivision~~ of

Northeastern Industrial Dev. Corp 96-20

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On 1-10-97, I compared the 18 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

13th day of January, 1997

Deborah Green
Notary Public
DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 2011

AFFIMAIL.PLB - DISC#1 P.B.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on January 22, 1997 at 7:30 PM

on the approval of the

proposed Site Plan

(Site Plan)* OF Proposed 10,000 SF Office Building

located 217 Blooming Grove Turnpike (Intersection of Route 94)

Map of the (Site Plan)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 12/27/96

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

December 19, 1996

Anthony Coppola - Architect
6 Diamond Court
Newburgh, NY 12550

Re: Tax Map Parcels 47-1-40.1 & 40.2

Dear Mr. Coppola:

According to our records, the attached list of property owners for the above parcels are abutting and across any street.

The charge for this service is \$25.00, which you have already paid in the form of a deposit.

Sincerely,

J. COOK /c.d.
LESLIE COOK
Sole Assessor

/cd
Attachment

cc: Myra Mason, Planning Board

Fraguada, Joseph & Marta Barbot ✓
2 Louise Drive
New Windsor, NY 12553

Freeman, John and Doris ✓
4 Louise Drive
New Windsor, NY 12553

Piscitelli, Grace & Ludovico, Rose ✓
6 Louise Drive
New Windsor, NY 12553

Freda, Eve & Richard L ✓
8 Louise Dr.
New Windsor, NY 12553

Mayer Associates Inc. ✓
10 Dogwood Lane
Newburgh, NY 12550

Hays, Weldon ✓
PO Box 657
Lancaster TX 75146

Lockwood, William R. & William A. & ✓
Scott W. & Paul M.
c/o New Windsor Town House
PO Box 4328
New Windsor, NY 12553



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

20 November 1996

MEMORANDUM

TO: JAMES PETRO, PLANNING BOARD CHAIRMAN

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: BLOOMING GROVE BUSINESS CENTER
FIELD REVIEW - 11/19/96
NEW WINDSOR PLANNING BOARD NUMBER 96-20**

Pursuant to the request of the Planning Board at their 13, November 1996, the undersigned, Highway Superintendent Jim Pullar and Project Architect Anthony Coppola met at the project site to review the drainage and site driveway issues. The following should be noted:

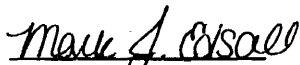
1. Jim Pullar and I have reviewed the receiving catch basin proposed for connection of the drainage system. As well, we have reviewed the downstream course. It is our opinion that the existing system is adequate for connection of the site drainage, as proposed.
2. I reminded Anthony Coppola that it is necessary that the grades be verified between the site entrance and the receiving catch basin, such that the minimum 1% slope can be verified for the proposed drainage pipe within Blooming Grove Turnpike. Anthony indicated that this would be checked and advised that the invert elevations for the on-site piping are dependent upon the building elevation and finished grade elevations, which have not yet been finalized.

19 November 1996

3. We reviewed the driveway access. Jim Pullar reaffirmed his desire for a right turn only exit and a directional divider. The divider should be a mountable concrete divider with maximum interior 6" height. Conventional curbs are not used on the divider, but rather tapered ribbed sections. Approximate widths for the divider should be 3' interior and 6' exterior, setback 2' from the curb line (curb line should be approximately 1' off travelled way). Ingress lane should be 15' width and egress lane should be 12'.

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

a:bloom.sh

RESULTS OF P.B. MEETING

DATE: November 13, 1996

PROJECT NAME: Northeastern Ind. Dev. PROJECT NUMBER 96-20

LEAD AGENCY:

NEGATIVE DEC:

M) D S) S VOTE: A 5 N 0

M) S) VOTE: A N

CARRIED: YES ☒ NO

CARRIED: YES: NO

PUBLIC HEARING: M) D S) S VOTE: A 5 N 0

WAIVED: YES NO ☒

*Schedule
P.H.*

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

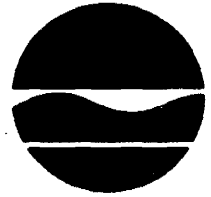
DISCUSSION/APPROVAL CONDITIONS:

Mark & Anthony Coppola to verify the size of storm water discharge pipe

Do not stamp plan until outlet pipe on B.G. Trk can handle the discharge.

★ Jim Pullar to review again Re! Island (collected plan)
Combining two lots into one.
Need lighting on plan -

New York State Department of Environmental Conservation



Mark J. Edsall P.E.
Town of New Windsor
555 Union Ave
New Windsor NY 12553

Re: LEAD AGENCY COORDINATION RESPONSE

Blooming Grove Business Center Hillman

Dear Mr. Edsall:

This letter responds to your communication of *Sept. 17, 1996*, regarding lead agency coordination for the above-noted project, under Article 8 (State Environmental Quality Review - SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617. The Department has the following interest in this project:

DEC Permits (if any):

DEC Contact Person:

Ruth D. Bean

SEQR Classification: [] Type I [x] Unlisted

DEC Position:

Based on the information provided:

- [x] DEC has no objection to your agency assuming lead agency status for this action.
- [] DEC wishes to assume lead agency status for this action.
- [] DEC needs additional information in order to respond (see comments).
- [] DEC cannot be lead agency because it has no jurisdiction in this action.

Comments: [] see attached [x] none

If you do not concur with the DEC position indicated above, please contact this office to resolve designation of lead agency within the time allowable under Part 617.

Please feel free to contact this office for further information or discussion.

Sincerely,

Ruth D. Bean

cc: H.E.

cc: (attach distribution list)





**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E.
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: BLOOMING GROVE BUSINESS CENTER SITE PLAN
PROJECT LOCATION: 217 BLOOMING GROVE TURNPIKE
SECTION 47-BLOCK 1-LOTS 40.1 AND 40.2
PROJECT NUMBER: 96-20
DATE: 11 SEPTEMBER 1996
DESCRIPTION: THE APPLICATION PROPOSES A 10,000 SQUARE FOOT
ONE-STORY PROFESSIONAL OFFICE BUILDING. THE
PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The plan provides bulk information which would be applicable for both professional offices and medical offices. The bulk table is correct, with the exception of the required value for the rear yard setback. The Applicant should revise Note 1 to indicate that the Proposal is for professional offices or medical offices. The reference to C1 occupancy should also be removed from this note.
2. The Applicant has provided parking information for both alternatives. The professional office would appear to have acceptable parking, although the "alternate parking calculation" documents insufficient parking for the medical office alternative. As such, the number of doctors or number of exam rooms would need to be decreased.
3. The application appears to indicate that this property is actually two (2) tax lots. Although Note 6 indicates that they will be combined, it would be beneficial to have the plan depict the location of the current lot line (to be eliminated).
4. The plan would appear to provide acceptable handicapped parking spaces, although, based on the curb and pavement elevations indicated, no access ramp appears to be provided.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: BLOOMING GROVE BUSINESS CENTER SITE PLAN
PROJECT LOCATION: 217 BLOOMING GROVE TURNPIKE
SECTION 47-BLOCK 1-LOTS 40.1 AND 40.2
PROJECT NUMBER: 96-20
DATE: 11 SEPTEMBER 1996

5. The Applicant has submitted a drainage study for review for the proposed project. The study does not identify the professional office preparing the study, nor does same bear the signature and stamp of the licensed professional. A corrected copy should be submitted.
6. A dumpster is provided at the southwest corner of the site. No enclosure is indicated. The Board should discuss, with the Applicant, the requirements.
7. As previously indicated, this plan has been reviewed as a concept plan. After the Board has had this opportunity to review the concept plan and advise the Applicant accordingly, it is understood that detailed site development plans will be submitted. Once received, I will be pleased to perform a detailed review of same.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:BLOOMGR.mk

BLOOMING GROVE BUSINESS CENTER SITE PLAN (96-20)
BLOOMING GROVE TURNPIKE

Mr. Anthony Coppola appeared before the board for this proposal.

MR. COPPOLA: We were here in June at a presubmission for basically the same site plan and the site plan we have tonight is essentially still preliminary plan. At our presubmission meeting in June, we were essentially looking at a few major items which I believe now we have addressed and I'd like to go into them, one being the storm drainage on the site and the second being the traffic and access to Route 94 and Blooming Grove Turnpike. Just to back up a second, what we're proposing is a single story 10,000 square foot professional office building, parking in the front and the rear of the existing building and we're in an NC zoning district, I believe it conforms with all the setback requirements and everything in terms of the bulk table which we have in the upper right-hand corner of the drawing. As far as the storm drainage over the summer, we went out there with a backhoe, we dug several deep tests and made perc tests throughout the site, basically looking at the soils there and looking at the percolation of the soils. There's no existing catch basins or any type of storm drainage systems that we can tie into so we're looking to retain our runoff from the roof and our runoff from the paved areas on site. We submitted with this application and I believe Mark has a copy of this, a copy of the storm drainage report showing the calculations for 10 and 25 year storm. And essentially what we're doing here and what's shown on the plan is we really got our best results as far as percolation of the soil in the rear of the lot and basically, outlining a retention area or drainage area back there which is shown on the drawings. What we're showing in the front is a single catch basin for the front parking lot, our roof leaders are going to be tied into that, there's going to be another trench drain that is going to take some of the runoff from our paved entranceway and little bit from the state right-of-way. Both of those lead to a series of three seepage pits, P1, P2 and P3, those are also basically seepage pits, they are dry well structures

which are basically cast iron grate on top so they allow water in, some of the water dispersed within the soil there and then those, the overflow for that is essentially carried on to the rear. So three seepage pits and then the overflow from those three seepage pits drains out into this retention area in the rear. And the accumulated volume of the catch basins, the trench drain, those three seepage pits together with 15 inch storm drainage lines and with the volume of the retention area we feel is going to be sufficient to address a 10 and a 25 year storm for that runoff.

MR. PETRO: How are you going to treat that basically you're making the retention pond there, is it going to be fenced, how are you going to be treating that, is it going to have riprap around it?

MR. COPPOLA: We haven't detailed anything yet but what I am thinking basically it's going to be about three feet deep and it's going to be all riprap so we're going to have heavy stone in there, filter fabric underneath that and then we're going to have to do some landscaping and screening around it.

MR. PETRO: How did you calculate 100 feet by 10 feet by 3 for 25 year storm, did you take the entire cubic feet of this finished site including the roof, blacktop?

MR. COPPOLA: Right, exactly, in other words, as opposed to what we're proposing and what I believe is shown in other calculations is that 15,000 gallon volume is about half of the requirement for the 25 year storm. The other half is essentially within the structures themselves within the 15 inch pipe within the seepage pits that makes the other half of the volume.

MR. STENT: How deep are the seepage pits going to be?

MR. COPPOLA: We have picked out a unit, I believe it's on the larger end, I want to say eight feet, I don't remember the exact thing we're going to be showing that on the drawing, that is in our calculations, but I believe it's the largest one that they have, I believe

it's about eight feet deep.

MR. PETRO: Anthony, another thing that you definitely have to do, you have to get in the back of the lot and do some percolation tests because you can start digging your detention pond and it can fill up just with ground water, then you would have zero.

MR. COPPOLA: Yeah, we did do a perc here, we have PH3, which is shown on the drawings, we didn't get good perc results in the front but we do have that was our best perc in the rear so we--

MR. PETRO: Just for disbursement, I'm talking about finding water in the ground.

MR. COPPOLA: For ground water?

MR. PETRO: Yes.

MR. COPPOLA: Well, in the deep tests, I believe that that is noted too, we didn't find any ground water, we did these tests at the end of August when it was, I mean we had really heavy rains throughout the summer and towards the end of August and they didn't.

MR. PETRO: Mark, you'll review that anyway?

MR. EDSALL: Yes.

MR. COPPOLA: We can go over that with Mark.

MR. PETRO: Why don't we talk a little bit about the one thing I want to clear up first, this is very important, and Mark has it in his comments, we have medical office building, it's really contradictory in terms, either going to be medical or office, I think even the parking calculations change.

MR. COPPOLA: Well, what my understanding was we're proposing professional office building, we're showing an alternative calculation if they put doctor's offices in there based on--

MR. PETRO: Just go with the most restrictive.

MR. EDSALL: I have no problem with him saying one or the other, but the problem is when the calculation for the medical office he proved that he did not have enough parking so he's got to either have--

MR. COPPOLA: We missed one space difference.

MR. EDSALL: You have just got to make it work.

MR. PETRO: Why not go with the most restrictive?

MR. EDSALL: Theoretically, if they propose one use and another use then is occupied, it's not in conformance with the site plan. So he is giving the site the option of either one and as long as he proves it can comply both ways, I have no problem with it.

MR. COPPOLA: I'll change that, I know we eliminated a parking spot and I forgot to do the calculation.

MR. PETRO: So you are on that headache. Let's go to the entranceway, I think that was the real thorn.

MR. COPPOLA: If I can explain a little bit what we have done on that. About four weeks ago, I met Don Green, who is the New York State DOT representative on the site I gave him a copy of the site plan, we reviewed everything basically noting that the sight distances here up and down Blooming Grove Turnpike, well, west on Blooming Grove Turnpike and then it would be east up New York State 94 are not great, the sight distances either way are not great, I spoke to Don Green again this morning, he had in the meantime submitted this plan to the Poughkeepsie office, they reviewed it, his conclusion was number one, what we're proposing basically is a right turn only out of our entrance, is the best solution possible but he also essentially hedged his bets by saying that this was essentially on a town road and I believe he's probably going to leave the decision up to the town if that is his prerogative to do.

MR. LANDER: It's still within his domain here because Route 94 is right there.

MR. COPPOLA: He said both to me and I know he still has to get the drawing and review it.

MR. EDSALL: Did he indicate that it did not require a state permit? This is virtually at the intersection.

MR. COPPOLA: It was my understanding that he said that based on we didn't really talk about a permit but he said based upon what we're proposing, it would be up to the planning board, that is the way I understood him.

MR. EDSALL: Can I speak on that for a minute?

MR. PETRO: Absolutely.

MR. EDSALL: I think whenever it comes time for SEQRA, we'll send DOT notification to let them decide if they think they have any jurisdiction and as well, we'll send the planning board a plan and let them tell us if it needs a permit or not rather than just act verbally, let's find out exactly what they have to say.

MR. LANDER: Now, I'm not the great proponent of these seepage pits and these retention ponds, especially when this one here is not going to go anywhere but to the back of this site and then sit there. There's no other area at this location where the water goes down Blooming Grove Turnpike?

MR. COPPOLA: There is a stream that is, I don't know, about 500 feet or so away from here, I don't know the name of it. The problem with that is the elevations don't work because there is a hump in the road that goes up and then it goes down to the stream and also no way to make that work, no feasible way. We could shut off more of the water a little bit more into the front, we have ten feet in between our paved area and our lot line and then of course, there's more room before you get to the paved area on the road.

MR. LANDER: You're not to have any curbing up here?

MR. COPPOLA: No, there's no curbing, we could sheet off more that way, put riprap there, get rid of half

the volume, that front parking lot, maybe sheet it out towards there.

MR. LUCAS: Is there any pond there now?

MR. COPPOLA: No, here's the other thing I have got to tell you. Again we were there in August, I think it was we were there the end of August, I can't remember, it was the middle of August and it was at that time when we had steady rain for almost every week and there was really no ponding on the site. We even went to the neighbor over here who has basically developed the same system that we want to propose, they have a dry well there, we looked in the bottom of the dry well, it was raining that day and it was dry, there was nothing there.

MR. PETRO: But let's keep in mind you're going to have 30,000 feet of non-pervious material here in here instead of just soil, so you are going to pick up some.

MR. EDSALL: Could you just tell us what the other project was, which one?

MR. COPPOLA: Dr. Mahar, I think.

MR. STENT: To the east of that building?

MR. COPPOLA: To the east, it's shown on the plan, we don't, I show the building but he has one seepage pit, I believe it's an eight foot deep seepage pit, we kind of looked through the grate and I'm just telling you what we saw.

MR. PETRO: There's nothing in the development directly behind you, there's nothing there.

MR. COPPOLA: As far as tying into this, no, I think these are two back yards.

MR. PETRO: How about passed the back yards?

MR. LANDER: That is Garden Drive, I believe.

MR. STENT: No, Louise Drive.

MR. COPPOLA: Garden Drive.

MR. BABCOCK: Turns into Garden Drive.

MR. COPPOLA: Off Blooming Grove Turnpike, I don't know if there's anything in the street back there.

MR. STENT: Also, no way you can get down to the stream in back of this other property that adjoins that?

MR. COPPOLA: I don't think the elevations work, you can envision a hump in the road right over here.

MR. STENT: I'm familiar with it.

MR. COPPOLA: There was a way we can tie into the state right-of-way to bring something low down there but it really doesn't work. I think we can, like I said, might get this by shutting some of this water toward Blooming Grove Turnpike, you're essentially going to have at least 20 feet of grassy area there, we can dig a little swale.

MR. PETRO: Sheet flow towards state highway is just not a good deal.

MR. STENT: Probably have a negative pitch but it would be going down.

MR. COPPOLA: We'd have to dig a little swale, maybe put riprap there.

MR. STENT: So it won't, so it won't be going to the highway, Jim.

MR. LANDER: Mr. Edsall, what do you think about the plan, the drainage end of it?

MR. EDSALL: I'll defer comment until I finish the review of the submitted report, but as I note in comment 5, we should get a report which identifies the professional who prepared it by name and license so we know who we're dealing with.

MR. PETRO: Go onto Louise Drive also.

MR. EDSALL: Obviously, Mr. Lander, I have--

MR. COPPOLA: I'll do that, see if there's any other way.

MR. PETRO: Get a right-of-way through somebody's become yard, might be a cheaper system than all these, just regular catch basins and tie into another catch basin there, if there's one back there, how can there be no catch basins back there?

MR. EDSALL: It's very possible, unfortunately.

MR. BABCOCK: We need to look at it, I think Anthony needs to look at it, how he can get from here to there, that can be more difficult.

MR. PETRO: But if he could obtain an easement through someone's yard, I'd rather do that than the retention pond, fence, deep pits all over the place that are probably not going to work, end up with silt.

MR. BABCOCK: They have done two perc tests and they have no perc, they are not in the same location but--

MR. COPPOLA: The front two I think what did we do, five percs and the two in the front, we didn't get anything, that is why there's no structures over there in the back really, we got our best perc, there was some clay but the clay was basically shallow and then we hit bank run underneath the clay.

MR. EDSALL: Who was the professional who prepared the drainage plans present to review the soils?

MR. COPPOLA: Yeah, he did that, I'll get you everything on him.

MR. EDSALL: I share Ron's concern as far as trying to dispose of heavy intense storm flow via on-site percolation when the documentation shows the best perc is around 40 minutes at a particular location, which is very difficult disposal rate for sanitary system, no

less a storm so--

MR. LANDER: We don't want to end up with a Truex Drive situation here, people in the back with row boats.

MR. EDSALL: I'll look at it.

MR. PETRO: Mark, review it the way it is, you can go down and do it actually on a site visit, if I think of it tomorrow, I'm going to go there myself, go down the road and see what's down there.

MR. EDSALL: Just one other thing, just in case Anthony hasn't had a chance to go through it Section 4820 of the code goes into landscaping requirements and I think when you start to detail the plan, it might be worthwhile just cross reference that.

MR. COPPOLA: Okay, this is still a preliminary plan, I mean, there is a host of details that we really haven't shown that we're trying to work out the major things right now, get the board's reaction on the overall plan.

MR. PETRO: If we should happen to be lucky enough to find something on Louise Drive, trying to get easements the easiest way to do it is correct some of the water problems, those people might have, you know what I am trying to say, they may give you the easement if you can you connect them in.

MR. PETRO: What are we doing with the entrance way, what did we decide on that?

MR. STENT: You're sending it to the DOT.

MR. EDSALL: But I think it's DOT issue as well.

MR. STENT: Sending plans to the DOT.

MR. BABCOCK: I think what happens when Jim reviews it when he sees Blooming Grove Turnpike he assumes it's a DOT issue, so he has no jurisdiction over it, that is why he says highway approval, I'm not sure of that but that is normally what happens.

MR. PETRO: We should get that clarified.

MR. LUCAS: The only way to address that is the right-hand turn, left hand you would never be able to do.

MR. BABCOCK: Jim should address that though.

MR. PETRO: We had mentioned reducing the size of this building at the last meeting, why did we talk about that?

MR. COPPOLA: Well, that was before we had done any of the drainage or anything.

MR. PETRO: For parking why I don't remember why we mentioned that, I guess it's not important then.

MR. COPPOLA: I think that was pending the results of the storm drainage.

MR. STENT: You're going to address the parking and get that space?

MR. COPPOLA: The one space, yeah, I'm going to change that calculation but overall, we basically meet the requirement for one space.

MR. PETRO: Conceptually, I don't have a problem with the site plan as it is but we need to address the drainage and access and that is it.

MR. LANDER: Access is going to be a difficult situation only because you can't control, you can tell people to turn right all day long, they'll still turn left.

MR. COPPOLA: That is a really bad left turn out of there.

MR. PETRO: Let's keep in mind that the applicant owns the property, he's got a right to use it so we have to use the best way to access it.

MR. COPPOLA: Again, just to go over my thinking again on the western most portion of the site, we really negated that too because if you can go out there and look at the site distance, it's terrible so we're pushing this all the way over to the east end.

MR. STENT: You have addressed it the best.

MR. EDSALL: Jim, just something Mike pointed out we were wondering about, these little rectangular boxes as they are shown off to the back of the building, are they pads for exit doors or delivery doors?

MR. COPPOLA: Yeah, that is all they are.

MR. EDSALL: Are you looking at having deliveries to the back of the building?

MR. COPPOLA: Probably like a UPS truck or van type truck.

MR. EDSALL: The only reason, two reasons, one is that if it is deliveries, we might as well assume that the circulation would be obstructed and we would assume that the rear spaces would primarily be used by employees.

MR. COPPOLA: Yeah, that is the thinking and anybody else coming, whether it's doctor's office or anything else.

MR. EDSALL: Second reason is as Mike pointed out, there's only 20 foot aisle, portion of which at least probably 2 1/2 feet would be the pad and in the case of someone driving in or exiting the door effectively goes out into the traffic lane.

MR. COPPOLA: Yeah, well those doors probably don't need to swing out.

MR. EDSALL: Probably do by code.

MR. BABCOCK: If they are going to be the second exit, it's going to be the exit for the storage area, they are going to have to swing out, I'm sure.

MR. COPPOLA: We'll take a look at that.

MR. EDSALL: I think you may want to, many cases when these type buildings go in, you have utilities mounted in back and Central Hudson required bollards, you may want to provide the 20 foot as being 20 foot clear from the back of the pad which would give you the room to have the utilities and bollards and everything else.

MR. PETRO: Still have to solve if there's a delivery truck being parked there and spaces are full, how would anyone get around?

MR. EDSALL: Appears they won't.

MR. PETRO: That is pretty direct. Enough room to go back a little further with the paving.

MR. COPPOLA: Yeah, I mean couple feet is not going to kill us, again, we're trying to leave as much green area as we can but we can push it back another four feet.

MR. EDSALL: Or you can reduce the building three or four foot.

MR. PETRO: Or move it forward.

MR. COPPOLA: I just talked briefly about the building right now we're hoping that covering this up looking at ten spaces in here right now working on a floor plan and an elevation and we'll have that rendering of the front elevation for the next meeting so that is being worked on.

MR. PETRO: Thank you.

MR. EDSALL: Do you have any problem with me getting the letters out to DOT?

MR. PETRO: No, let's do that because we're not going to make any progress until we know.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

October 18, 1996

New York State Dept. of Transportation
112 Dickson Street
Newburgh, NY 12550

ATTN: MR. DONALD GREENE

SUBJECT: TOWN OF NEW WINDSOR
PROPOSED OFFICE BUILDING
217 BLOOMING GROVE TPK. (P.B. FILE #96-20)

Dear Don:

Please find enclosed a copy of subject site plan as submitted to the Town of New Windsor Planning Board. Also, please find enclosed a copy of the review from Kevin Novak of NYSDOT in Poughkeepsie.

As can be seen in Mr. Novak's review, we are requesting that your office review this plan for curb cuts, drainage and any other concerns your office might have. If you have any questions, please contact Mark Edsall, P.E. at (914) 562-8640.

We would appreciate your prompt attention to this matter as this project is scheduled for our Planning Board meeting on October 23, 1996.

Very truly yours,

Myra Mason, Secretary to the Planning Board
Town of New Windsor

cc: Mark Edsall, P.E. - P.B. Engineer

RESULTS OF P.E. MEETING

DATE: September 11, 1996

PROJECT NAME: Northeast Industrial Dev. PROJECT NUMBER 96-20

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Discussed Drainage - Mark to Review
See if can be tied into Louise Drive

Send To D.O.T.
Back Doors re 20' area

INTRODUCTION

11601

THE PROPOSED SITE IS A 1.3 ACRE PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF THE INTERSECTION ROUTE 94 AND BLOOMING GROVE TURNPIKE, IN NEW WINDSON, ORANGE COUNTY, NEW YORK.

AN EXISTING SINGLE FAMILY DWELLING, CONVERTED TO COMMERCIAL USE WITH A PAVED PARKING AREA CURRENTLY EXISTS ON THE SITE. THE COVER ON THE REMAINDER OF THE SITE IS GRASS AND BRUSH. THE PERIMETER OF THE PROPERTY IS LINED WITH TREES. THE PROPOSED SITE WILL CONSIST OF A 10,000 SF OFFICE BUILDING, WITH 23,626 SF OF PARKING AREA AND SIDEWALKS.

DESIGN

THE RATIONAL METHOD WAS UTILIZED TO DETERMINE THE RUNOFF FLOW RATES AT THE SITE FOR THE PRE AND POST-DEVELOPMENT CONDITIONS. PRE AND POST-DEVELOPMENT RUNOFF FLOW RATES FOR A 10 AND 25 YEAR STORM EVENTS ARE SUMMARIZED BELOW.

<u>STORM EVENT</u>	<u>PRE-DEVELOPMENT RUNOFF FLOW RATE</u>	<u>POST-DEVELOPMENT RUNOFF FLOW RATE</u>
10 year	2.35 CFS	4.82 CFS
25 year	2.78 CFS	5.74 CFS

AS SHOWN ABOVE, THE PROPOSED DEVELOPMENT OF THE SITE WILL APPROXIMATELY DOUBLE THE ^{SITES} RUNOFF FLOW RATES. DETENTION / RETENTION IS REQUIRED.

THE ON-SITE STORMWATER COLLECTION SYSTEM WAS DESIGNED TO COLLECT AND TRANSPORT DISCHARGES ASSOCIATED WITH THE 25 YEAR STORM EVENT.

THE SYSTEM CONSISTS OF A TRENCH DRAIN ACROSS THE DRIVEWAY TO COLLECT RUNOFF FROM THE ROADWAY, A CATCH BASIN IN THE FRONT PARKING LOT AND SEEPAGE PITS LOCATED ON THE SIDE AND BACK PARKING LOT, WITH AN OVERFLOW DRAINAGE SWALE LOCATED IN THE SOUTH-EAST CORNER OF THE SITE. THE RUNOFF WILL BE TRANSPORTED FROM THE TRENCH DRAIN AND CATCH BASIN TO THE FIRST SEEPAGE PIT AND BETWEEN SEEPAGE PITS THROUGH PIPING.

CONCLUSION

AS SEEN ABOVE THE DEVELOPMENT WILL APPROXIMATELY DOUBLE THE RATE OF SURFACE WATER RUN OFF.

THROUGH THE USE OF TRENCH DRAINS, CATCH BASINS, SEEPAGE PITS AND DRAINAGE SWALE, THE QUANTITY OF THE STORMWATER RUNOFF ASSOCIATED WITH THIS SITE CAN BE EFFECTIVELY MANAGED SO AS NOT TO HAVE AN ADVERSE IMPACT ON ADJACENT LANDS,

DATE: 8/9/96

127 BLOOMING GROVE TURNPIKE

STORMWATER CALC'S 10yr STORM

PAGE 1 OF 2

POST-DEVELOPMENT

TOTAL LOT SIZE : 56,900 Ft²

BUILDING SIZE : 10,000 Ft²

PARKING LOT SIZE : 23,626 Ft²

GRASS SIZE : 56,900 Ft² - (23,626 + 10,000) = 23,274 Ft²

$$Q = A C I$$

Q = FLOWRATE IN CFS

A = AREA IN ACRES 1 ACRE = 43,560 Ft²

I = RAIN RATE (IN/HR) = 5.5 IN/HR FOR A 10 MIN. DURATION FOR 10yr STORM

C = SURFACE RUNOFF FACTOR. ROOF: C=1, PAVEMENT: C=0.9, GRASS: C=0.3

$$Q_{\text{ROOF}} = \frac{10,000 \text{ Ft}^2}{43,560 \text{ Ft}^2} \times \frac{\text{ACRE}}{1} \times \frac{5.5 \text{ IN}}{\text{HR}} = 1.26 \text{ CFS}$$

$$Q_{\text{PAVEMENT}} = \frac{23,626 \text{ Ft}^2}{43,560 \text{ Ft}^2} \times \frac{\text{ACRE}}{0.9} \times \frac{5.5 \text{ IN}}{\text{HR}} = 2.68 \text{ CFS}$$

$$Q_{\text{GRASS}} = \frac{23,274 \text{ Ft}^2}{43,560 \text{ Ft}^2} \times \frac{\text{ACRE}}{0.3} \times \frac{5.5 \text{ IN}}{\text{HR}} = 0.88 \text{ CFS}$$

$$Q_{\text{TOTAL}} = 1.26 + 2.68 + 0.88 = \underline{4.82 \text{ CFS}}$$

DATE: 8/9/96

127 BLOOMING GROVE TURNPIKE
STORM WATER CALC'S 10 yr storm

PAGE 2 OF 2

Pre-Development

LOT SIZE : 56,900 Ft²

BUILDING SIZE: 1,400 Ft²

PAVEMENT : 1,000 Ft²

GRASS : 56,900 - (1,400 + 1,000) = 54,500 Ft²

$$Q_{\text{ROOF}} = \frac{1,400 \text{ Ft}^2}{43,560 \text{ Ft}^2} \times \frac{\text{ACRE}}{1} \times \frac{5.5 \text{ IN}}{12 \text{ HR}} = 0.18 \text{ CFS}$$

$$Q_{\text{PAVEMENT}} = \frac{1,000 \text{ Ft}^2}{43,560 \text{ Ft}^2} \times \frac{\text{ACRE}}{0.9} \times \frac{5.5 \text{ IN}}{12 \text{ HR}} = 0.11 \text{ CFS}$$

$$Q_{\text{GRASS}} = \frac{54,500 \text{ Ft}^2}{43,560 \text{ Ft}^2} \times \frac{\text{ACRE}}{0.3} \times \frac{5.5 \text{ IN}}{12 \text{ HR}} = 2.06 \text{ CFS}$$

$$Q_{\text{TOTAL}} = .18 + .11 + 2.06 = \underline{2.35 \text{ CFS}}$$

SUMMARY 10 yr storm

PRE-DEVELOPMENT
RUNOFF FLOW RATE

POST-DEVELOPMENT
RUNOFF FLOW RATE

INCREASED
RUNOFF FLOW RATE

2.06 CFS

4.82 CFS

2.47 CFS

$$\text{Volume} = \frac{2.47 \text{ Ft}^3}{\text{SEC}} \times \frac{7.48 \text{ GAL}}{\text{Ft}^3} \times \frac{60 \text{ SEC}}{\text{MIN}} \times 10 \text{ MIN} = \underline{11,085 \text{ GAL}}$$

DATE: 8/9/96

127 BLOOMING GROVE TURNPIKE

STORM WATER CALC'S 25yr STORM

PAGE 1 OF 2

POST-DEVELOPMENT

ALL AREAS ARE THE SAME AS FOR 10yr STORM.

$I = 6.5 \text{ IN/HR}$ FOR A 10MIN DURATION FOR 25yr STORM

$$Q_{\text{ROOF}} = \frac{10,000 \text{ Ft}^2}{43,560 \text{ Ft}^2} \text{ Acre} \times \frac{1}{1} \times \frac{6.5 \text{ IN}}{\text{HR}} = 1.5 \text{ CFS}$$

$$Q_{\text{PAVEMENT}} = \frac{23,626 \text{ Ft}^2}{43,560 \text{ Ft}^2} \text{ Acre} \times \frac{0.9}{1} \times \frac{6.5 \text{ IN}}{\text{HR}} = 3.2 \text{ CFS}$$

$$Q_{\text{GRASS}} = \frac{23,274 \text{ Ft}^2}{43,560 \text{ Ft}^2} \text{ Acre} \times \frac{0.3}{1} \times \frac{6.5 \text{ IN}}{\text{HR}} = 1.04 \text{ CFS}$$

$$Q_{\text{TOTAL}} = 1.5 + 3.2 + 1.04 = \underline{5.74 \text{ CFS}}$$

DATE: 8/9/96

127 BLOOMING GROVE TURNPIKE
STORM WATER CALC'S 25yr STORM
PAGE 2 OF 2

Pre-Development

ALL AREAS ARE THE SAME AS FOR 10yr STORM

$$Q_{\text{ROOF}} = \frac{1,400 \text{ Ft}^2}{43,560 \text{ Ft}^2} \left| \frac{\text{ACRE}}{\text{Hr}} \right| \frac{1}{6.5 \text{ IN}} = 0.21$$

$$Q_{\text{PAVEMENT}} = \frac{1,000 \text{ Ft}^2}{43,560 \text{ Ft}^2} \left| \frac{\text{ACRE}}{\text{Hr}} \right| \frac{0.9}{6.5 \text{ IN}} = 0.13$$

$$Q_{\text{GRASS}} = \frac{54,500 \text{ Ft}^2}{43,560 \text{ Ft}^2} \left| \frac{\text{ACRE}}{\text{Hr}} \right| \frac{0.3}{6.5 \text{ IN}} = 2.44$$

$$Q_{\text{TOTAL}} = .21 + .13 + 2.44 = \underline{2.78 \text{ CFS}}$$

SUMMARY 25 YR. STORM

Pre-Development
RUN OFF FLOW RATE

Post-Development
RUN OFF FLOW RATE

INCREASED
RUN OFF FLOW RATE

2.78 CFS

5.74 CFS

2.96 CFS

$$\text{Volume} = \frac{2.96 \text{ Ft}^3}{\text{sec}} \left| \frac{7.48 \text{ GAL}}{\text{Ft}^3} \right| \frac{60 \text{ sec}}{\text{min}} \left| \frac{10 \text{ min}}{\text{min}} \right| = \underline{13,284 \text{ GAL.}}$$



DATE: 8/9/96

127 BLOOMING TURN PIKE

STORM WATER CALC'S

PAGE 1 OF 1

ABSORPTIVE AREA

APPLICATION RATE = 0.50 GAL./DAY/FT² BASED ON PERC. TEST

SEEPAGE PIT SIZE: 10' DIAM X 8' HEIGHT

1) ABSORPTIVE AREA = 251 FT² PER EACH SEEPAGE PIT

2) VOLUME = $\pi r^2 H = \pi (5)^2 (8) = 502.7 \text{ FT}^3$

$$\text{VOLUME} = \frac{471.24 \text{ FT}^3}{\text{FT}^3} \times 7.48 \text{ GAL} = 3760 \text{ GAL}$$

TOTAL OF 4 SEEPAGE PITS

TOTAL STORAGE VOLUME = $3760 \times 4 = 15,040 \text{ GAL}$

TOTAL ABSORPTIVE AREA = $251 \text{ FT}^2 \times 4 = 1004 \text{ FT}^2$

TOTAL ABSORPTION = $1004 \times 0.50 \text{ GPD / FT}^2 = 502 \text{ GPD}$

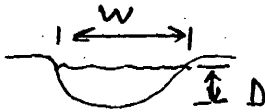
DATE: 8/9/96

127 BLOOMING GROVE TURNPIKE

STORM WATER CALC'S

PAGE 1 OF 1

DRAINAGE SWALE



PARABOLIC

SECTION AREA: $.67 WD$

WETTED PERIMETER: $W + \left(\frac{8D^2}{3W} \right)$

$$D = 3' , W = 10' , \text{LENGTH} = 100'$$

$$\text{SECTION AREA} = .67 (10) (3) = 20.1 \text{ Ft}^2$$

$$\text{VOLUME} = 20.1 \text{ Ft}^2 \times 100 \text{ Ft} = 2010 \text{ Ft}^3$$

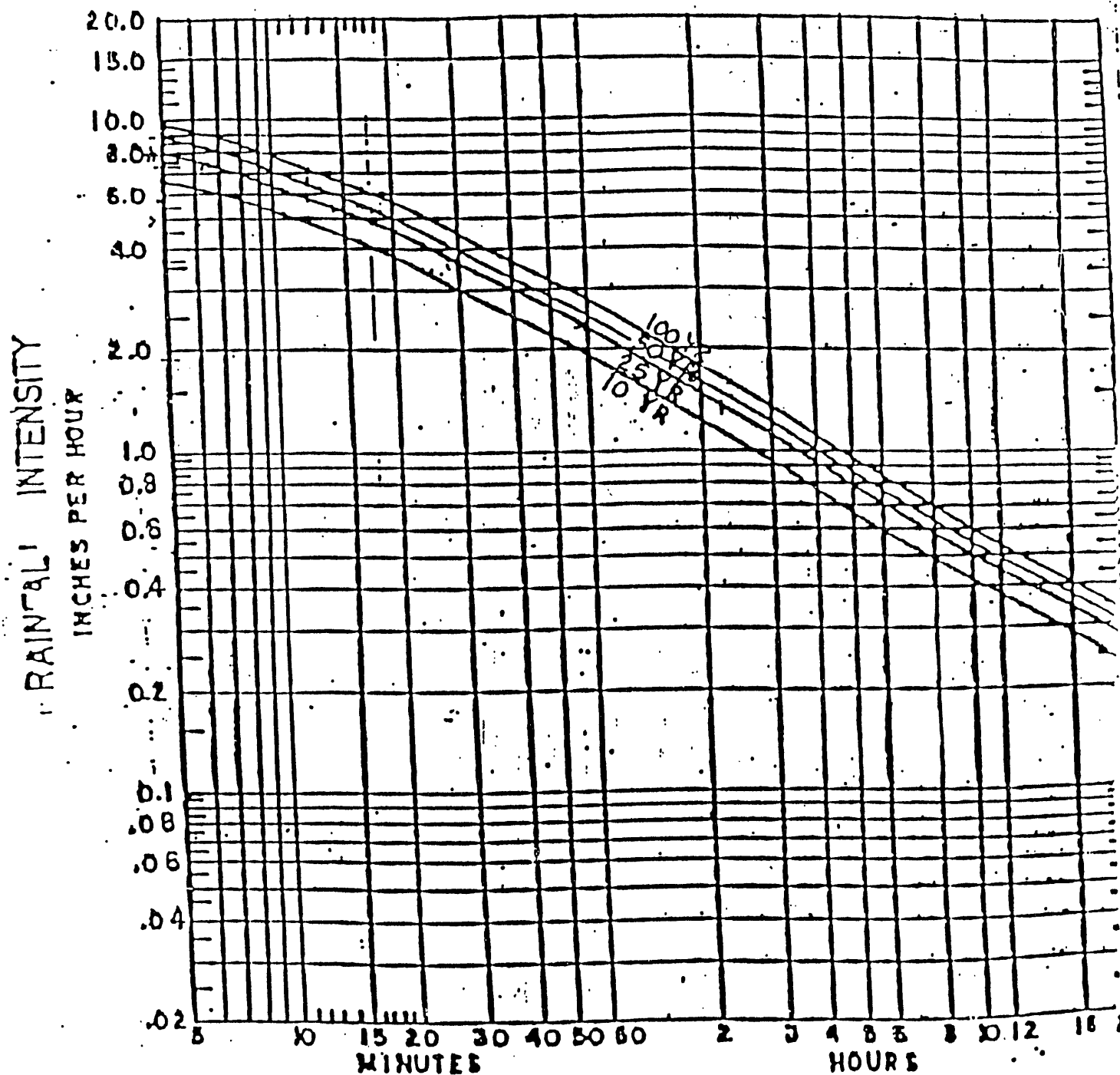
$$\text{VOLUME} = \frac{2010 \text{ Ft}^3}{7.48 \text{ GAL / Ft}^3} = 15,035 \text{ GAL}$$

$$\text{WETTED PERIMETER} = 10 + \left(\frac{8(3)^2}{3(10)} \right) = 12.4 \text{ Ft}$$

$$\text{SURFACE AREA} = 12.4 \text{ Ft} \times 100 \text{ Ft} = 1240 \text{ Ft}^2$$

$$\text{TOTAL ABSORPTION} = 1240 \text{ Ft}^2 \times 0.50 \text{ GPD / Ft}^2 = \underline{620 \text{ GPD}}$$

RAINFALL INTENSITY DURATION FREQUENCY CURVES - Poughkeepsie, New York



DURATION
TIME OF CONCENTRATION

Taken from Stormwater Management Regulations, Town of Newburgh, Orange County, New York

RESULTS OF P.E. MEETING

DATE: 6-26-96

PROJECT NAME: 217 Blooming Grove Tpk. PROJECT NUMBER Presubmission

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need D.O.T. & Hwy Reviews

Must calculate drainage

PRESUBMISSION:

217 BLOOMING GROVE TURNPIKE - 10,000 SQUARE FEET OFFICE BUILDING

Mr. Anthony Coppola appeared before the board for this proposal.

MR. COPPOLA: Basically, we're just here for presubmission discussion. What we're proposing, this is a lot, it's essentially a flat lot at the intersection of Blooming Grove Turnpike and Route 94, which is kind of a kind of big importance to the discussion. What we're proposing is a 10,000 square foot single story professional office building lot size is 56,900 square feet. Basically this building fits fairly comfortably on the site with the required parking, parking is calculated one space per 200 square feet. So what we're proposing is 53, spaces we're required 50. Our setbacks work. Really what the purpose of my visit tonight really is just to gauge the board's opinion on I think two items which are pretty important. One is traffic access and the second is drainage. I think you all know this intersection here is of a bit of a concern, there's an existing house there and then--

MR. DUBALDI: And there's an existing doctor's office next door.

MR. PETRO: What zone is that?

MR. COPPOLA: NC. So what we're proposing is one two-way access which would be just passed the point, just passed where this road intersects where traffic could come, make a right-hand turn in here or make a left-hand turn into this but only make a right-hand turn out because basically, this is your quickest traffic, cars come around this way pretty quick, cars come around this way pretty quick and the sight distance is not that great.

MR. LUCAS: There's an office building on the other side right and your entrance is--

MR. COPPOLA: Their entrance is right down here also.

MR. LUCAS: So you would enter on 94 anyway.

MR. PETRO: If I am coming out of the building, want to go to Vails Gate, what do you need to do?

MR. COPPOLA: You have got to go right and around the horn and back onto Blooming Grove Turnpike. You put it over here, this is bad because you have got cars coming over here and there's also a hump in the road going this way where your sight distance is limited too.

MR. PETRO: Is there enough room if you come out of the property, is there enough room to stage a car before you come to the white line in the road, if you want to go towards Vails Gate, I come out and I want to go west?

MR. COPPOLA: Here?

MR. PETRO: Yes.

MR. COPPOLA: I'd say one car maybe, I don't think you're going to get two cars there.

MR. EDSALL: Jim, I think that is a discussion that because it's so near the intersection with the state highway, I think these are DOT issues, they should look at this. The highway superintendent should look at it and they should decide if it's restricted or not restricted as they do in every other commercial exit.

MR. PETRO: Let's go over that and what's your second question?

MR. COPPOLA: Just on drainage, there's nothing here that is existing in terms of any municipal service, storm drainage in the road or anything, it's essentially a flat lot and hopefully what we're looking to do is just keep our water away from the building and go with a swale in the rear and maybe on the side possibly in the front two, we're going to catch the storm water.

MR. PETRO: You have got ten feet of water coming off the roof also. Mark, can't you make some pits, no good there?

MR. EDSALL: It's a tough area, I think what they have got to do, look at we talked in the workshop about doing an evaluation of the storm water runoff and what direction it would go and add adjacent systems, you have got to look at where it's going to go and what if any systems are available to pick up that drainage, it's quite unfair to come in and ask the planning board to tell you whether or not the drainage is workable or not.

MR. COPPOLA: No, I just understand that we have to go through the calculations and everything but I'm trying to gauge.

MR. EDSALL: Again, it's rather unfair to come in to the board and ask them to start making decisions on drainage when you haven't even done any evaluations, made any calculations, looked at any adjacent drainage easements. The purpose of coming in for presubmission was to go over the layout and if the board had any concern about the building size and location, access, but to ask the board to make calls on drainage issues without the courtesy of even having prepared any calculations, I just think is inappropriate.

MR. PETRO: You asked us about the drainage, we said I don't know, what's your plan, let's go from there.

MR. STENT: Was this two lots?

MR. COPPOLA: It's 2 lots right now. It would be combining those lots.

MR. PETRO: The old club restaurant is there, is that correct?

MR. LUCAS: If you go then there's a road and then there's another house and then there's the club so to get the drainage there's also a stream there, class A stream.

MR. PETRO: That is what I was thinking about.

MR. LANDER: We're not talking about drainage, there was always a problem with access for this lot, always a problem.

MR. PETRO: What else on the layout?

MR. COPPOLA: Let me just get your opinion on that then we're basically lying, fits within the confines of the zoning ordinance in terms of setbacks and parking and lot size.

MR. PETRO: What's the side yard on NC, 15 feet?

MR. COPPOLA: Side yard required 15 and 35 total so we have 38 and 60 total. Basically, it's a one story building that can be in excess of the rear, be divided up into ten spaces that way, there's no common space on the interior so everyone would have entrance in the front, have entrance in the rear, locate primary entrance from the rear would be a service entrance where they can take some light deliveries, locate a dumpster off that, make it two dumpsters on the corners of the lot, we haven't developed any landscaping.

MR. PETRO: You're aware it will have to be sprinklered?

MR. COPPOLA: Yeah, that we know, there's a water main here and I think so, I know.

MR. LUCAS: I think there's a main right in front of the building.

MR. COPPOLA: Yeah.

MR. LUCAS: Right in front of the burned out building there's a main, I mean a hydrant.

MR. PETRO: Mark, have you seen the hydrant?

MR. EDSALL: One of the issues I wanted the board to focus in on was the amount of paved area and I don't know if Anthony's had--

MR. LANDER: It's not enough.

MR. PETRO: What's the coverage?

MR. EDSALL: Although the zoning code for NC doesn't list specific development coverage maximum, section 4820 of the Town Code does require certain landscaping minimum standards and I don't know if Anthony's looked at that yet but I just wondered if the board had any comment on, why don't you tell us where the landscaping is going to be?

MR. COPPOLA: In terms of screening or just green areas?

MR. EDSALL: Landscaping.

MR. PETRO: Just landscaping in general.

MR. COPPOLA: Well, we have got a narrow strip here, ten foot strip between the lot line and our pavement in front that gives us an opportunity to do different variety of plantings in there. We have a small green area between sidewalk and/or right adjacent to the building so again, we have the same thing there and the same thing around the sides of the buildings themselves. There's basically the building's surrounded by a curb so we'll be able to do several plantings right next to the building. Then once you get out beyond the confines of the hard surfaces, it's all green, so small surfaces next to the building that are green and then around the perimeter of the entire property is also green and then those green areas and plantings have to worked in with whatever we decide to do on the drainage.

MR. PETRO: Back on the drainage for one more minute. You're going to have approximately 30,000 square feet of roofing and blacktopping?

MR. COPPOLA: Yeah, probably.

MR. PETRO: 25 to 30, right? And to sit and look at that and think we're going to sheet flow this to the

rear is going to be extremely poor planning, especially we know it's sitting in the middle of a development.

MR. CAPPOLA: There's houses back here.

MR. PETRO: You're going to do some homework and figure out what to do with it. Does it go right back to what's the name of the street?

MR. STENT: Is it Louise or Lillian?

MR. LANDER: Does it go back to Louise?

MR. COPPOLA: These are the backs of houses right there.

MR. PETRO: And they probably sit on Louise.

MR. COPPOLA: Okay.

MR. PETRO: As Mark said, entranceway, find out what they want to do with that.

MR. COPPOLA: So we'll get an opinion from DOT first.

MR. EDSALL: You need to make an application to the planning board and then in normal course, the board will refer it to the town highway superintendent and DOT and let them feed back information.

MR. LANDER: I know it was a tough road the last time it was in here but I think it was different use at that time.

MR. EDSALL: It was retail.

MR. PETRO: You're going to have access but whether or not it's going to be restricted. Well, the access in this case should be restricted and they are going to have to do it with the curbing, let the cars make a right-hand turn.

MR. LUCAS: It's almost impossible to turn to the left.

MR. LANDER: I don't mean that this, if they went down

June 26, 1996

44

Blooming Grove Turnpike--

MR. COPPOLA: Go back around this way.

MR. LANDER: You know the little park that is in there, just go right around that.

MR. PETRO: Okay, thank you.


MR. STENT: Motion to adjourn.

MR. DUBALDI: Second it.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

Respectfully Submitted By:


Frances Roth
Stenographer

7/10/96



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

17 September 1996

SUBJECT: BLOOMING GROVE BUSINESS CENTER SITE PLAN
TOWN OF NEW WINDSOR PLANNING BOARD
(PROJECT NO. 96-20)

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for site plan approval of the Blooming Grove Business Center site plan project located off Blooming Grove Turnpike within the Town. The project involves the development of a 10,000 square foot one-story office building, located on a 1.3 +/- acre site, including related site improvements. It is the opinion of the Town of New Windsor Planning Board that the action is an unlisted action under SEQRA.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12553, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

Attached hereto is a copy of the preliminary site development plan, with location plan, for your reference. A copy of the Short Environmental Assessment Form submitted for the project is also included.

All Involved Agencies

Page 2,

Blooming Grove Business Center Site Plan

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



MARK J. EDSALL, P.E.
PLANNING BOARD ENGINEER

Enclosure

cc: NYS Department of Environmental Conservation, New Paltz
NYS Department of Environmental Conservation, Albany
New York State Parks, Recreation and Historic Preservation
NYS Department of Transportation, Poughkeepsie
Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk (w/o encl)
Orange County Department of Planning
Applicant (w/o encl)
Planning Board Chairman (w/o encl)
Planning Board Attorney (w/o encl)

A:BLOOMING.mk

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR NORTHEAST INDUSTRIAL DEVELOPMENT	2. PROJECT NAME PROPOSED PROFESSIONAL OFFICE BUILDING
3. PROJECT LOCATION: Municipality TOWN OF NEW WINBOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) INTERSECTION OF ROUTE 94 AND BLOOMING GROVE TURNPIKE	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: PROPOSED 10,000 SF SINGLE STORY OFFICE BUILDING.	
7. AMOUNT OF LAND AFFECTED: Initially 1.1 acres Ultimately 1.1 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: SOME PROFESSIONAL OFFICES	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approval	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: NORTHEAST INDUSTRIAL DEVELOPMENT CORP. (AND OR ASSIGNS) Date: 8/23/96 Signature: Walter Lebut	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 817.67 If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
No

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ALBERT J. BAUMAN
REGIONAL DIRECTOR
October 15, 1996

JOHN B. DALY
COMMISSIONER

Town of New Windsor Planning Board
Attn: Mark J. Edsall, P.E.
555 Union Avenue
New Windsor, New York 12553

RE: STATE ENVIRONMENTAL QUALITY REVIEW
BLOOMING GROVE BUSINESS CENTER
TOWN OF NEW WINDSOR, ORANGE COUNTY



This Department has no objection to the Planning Board of
the Town of New Windsor assuming the role of lead agency for this action.



We have reviewed the Environmental Assessment Form (EAF) and find the estimated number of
vehicular trips to be reasonable.



If a Draft Environmental Impact Statement or Traffic Study is prepared for the proposed project,
please forward a copy to us for review.



Please be aware that a state Highway Work Permit will be required for any curb cuts and/or work
within the Route 94 right-of-way. An application and final site plan should be forwarded to this
Department's local Residency office, as soon as possible, to initiate the review process.



Other: _____

Very truly yours,

Wai K. Cheung
Civil Engineer II

By:

Kevin J. Novak
Civil Engineer I

WKC:KJN

cc: J. W. Wickeri, Traffic Engineering & Safety, Region 8

c:\kjm\kform.wpd



Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Pebbles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Mark Edsall
A. Copola

October 29, 1996

Mark Edsall
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

Dear Mr. Edsall:

RE: SEORA

Blooming Grove Business Center
New Windsor, Orange County
96PR2423

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. The documentation which you provided on your project has been reviewed by our staff. Preliminary comments and/or requests for additional information are noted on separate attachments accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any attachments have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to the appropriate staff person identified on each attachment.

In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Director, Historic Preservation
Field Services Bureau

Attachment

*See letter
of Response in
file from A. Copola
dated 11/13/96*

ARCHEOLOGY COMMENTS

96PR2423

Based on reported resources, your project area may contain an archeological site. Therefore, the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Stage 1 archeological survey is warranted unless substantial ground disturbance can be documented.

A Stage 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The Stage 1 survey is divided into two progressive units of study including a Stage 1A sensitivity assessment and initial project area field inspection, and a Stage 1B subsurface testing program for the project area. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Stage 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Stage 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best and most cost-effective product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. The OPRHP does not consider agricultural practices to be ground disturbing activities. Many archeological sites are located at depths below the plow zone and would not be disturbed by plowing, tilling or other agricultural practices.

If you have any questions concerning archeology, please call Cynthia Blakemore at (218) 237-8643 ext. 288.

REQUEST FOR ADDITIONAL INFORMATION
TO EVALUATE
BUILDINGS/STRUCTURES/DISTRICTS

96 PR 2425

In order for us to complete our evaluation of the historic significance of all buildings/structures/districts within or adjacent to your project area we will need the following additional information:

- ☐ Full project description showing area of potential effect.
- ☒ Clear, original photographs of buildings/structures 50 years or older within or immediately adjacent to the project area, keyed to a site plan.
- ☐ Clear, original photographs of the surroundings looking out from the project site in all directions, keyed to a site map.
- ☐ Date of construction.
- ☐ Brief history of property.
- ☐ Clear, original photographs of the following:

- ☐ Other: _____

Please provide only the additional information checked above. If you have any questions concerning this request for additional information, please call John A. Bonafide at (518) 237-8643 ext.263 .

PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN RESPONDING TO THIS REQUEST

Anthony J. Coppola, R.A.

Design, Architecture, and Planning

175 Liberty Street, Newburgh, NY 12550 • Tel: 914-561-3559 • Fax: 914-561-2051

Wednesday, November 13, 1996

N.Y.S. Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189
Waterford, N.Y. 12188-0189
Attn.: Cynthia Blakemore

Project: 217 Blooming Grove Business Center, Ref.# 96PR2423

Dear Ms. Blakemore,

As per our recent telephone conversation I am enclosing the following information with regards to our project:

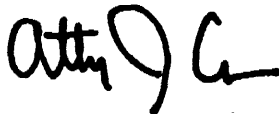
- Site Plan Drawing SP1
- Context Keyed Area Map
- Seven Photos of the surrounding buildings and our subject property.

We believe that after careful examination of the photographs and drawings you will see that most of the surrounding area immediately adjacent to our lot has been previously disturbed and developed. In fact, on our lot you can also see that the trees in the center were previously cut down and cleared from the site. This has left only the pre-existing trees on the lot perimeter.

This information is also consistent with the existing house on our lot. Apparently when this house was constructed the site was cleared, as were the other lots in the vicinity.

Based on this evidence it is our contention that this lot has been *previously disturbed* and should not be subject to a Stage 1 archeological survey. Please call my office if you have any further questions on this matter.

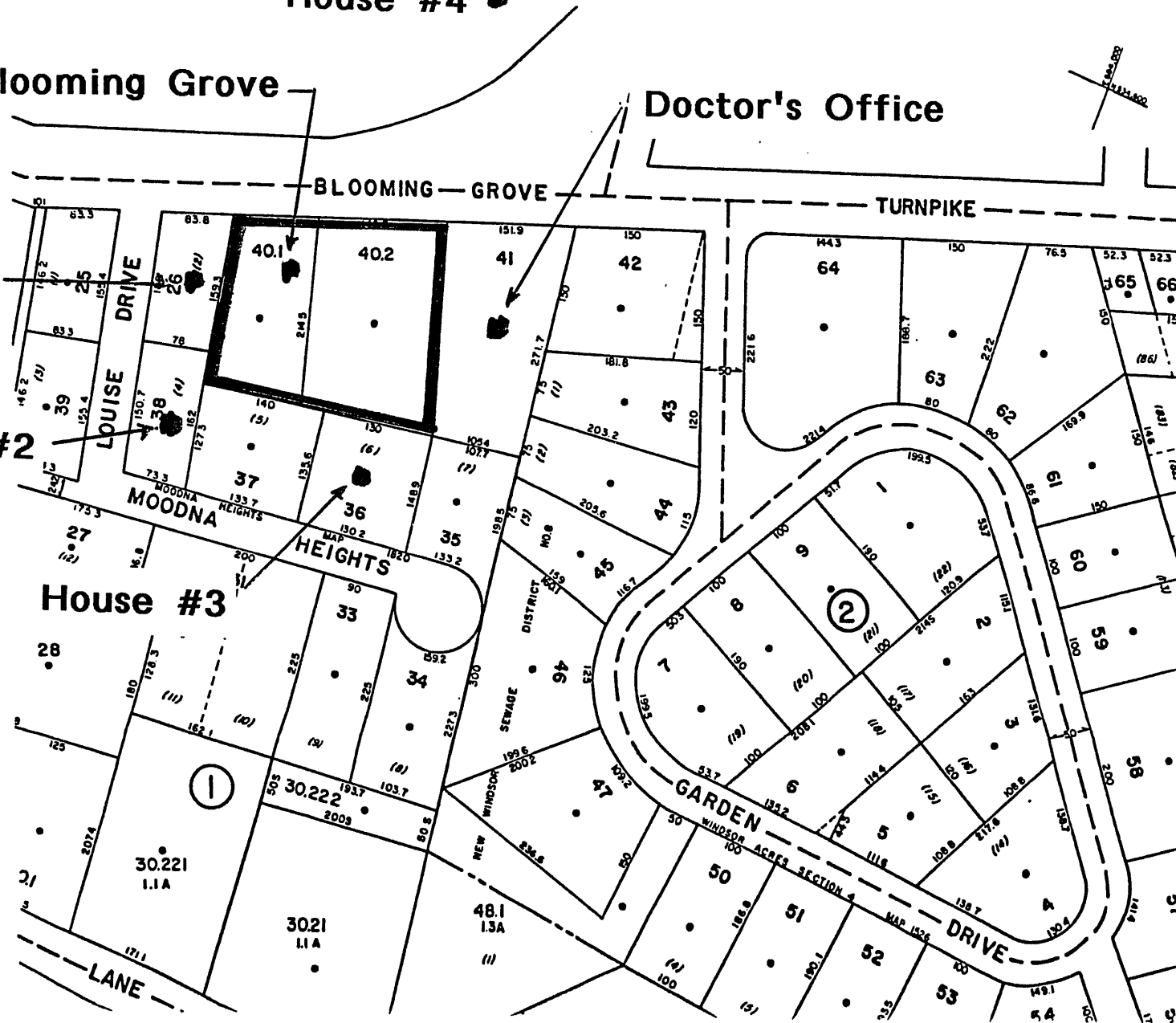
Very Truly Yours,



Anthony J. Coppola, R.A.

cc: Northeast Industrial Development Associates
New Windsor Planning Board

House #3





Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

December 9, 1996

Anthony J. Coppola
175 Liberty Street
Newburgh, NY 12550

Dear Mr. Coppola:

Re: SEQRA
Proposed Blooming Grove Business
Center
New Windsor, orange County
96PR2423

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources eligible for inclusion in the State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Director, Historic Preservation
Field Services Bureau

RLP:cm

RECEIVED JAN - 9 1997

96 - 20



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96-20 Rev 3

DATE PLAN RECEIVED: RECEIVED JAN - 9 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

217 Bloominggrove Tpke. _____ has been

reviewed by me and is approved ☒ _____

disapproved ☐ _____

~~If disapproved, please list reason~~ _____

Water is available for this property -
Notify Water Dept. for further information

HIGHWAY SUPERINTENDENT DATE

Steve D. D.O. - C.A.W. 1-17-97
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JAN 17 1997

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 96-20 Rev 3

DATE PLAN RECEIVED: RECEIVED JAN - 9 1997

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been

reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 1/20/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: 217 Blooming Grove Turnpike

Date: 22 January 1997

Planning Board Reference Number: PB-96-20

Dated: 9 January 1997

Fire Prevention Reference Number: FPS-97-005

A review of the above referenced subject site plan was conducted on 17 January 1997.

This site plan is acceptable.

Plans Dated: 9 January 1997.



Robert F. Rodgers, C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED

NOV 12 1996

NEW WINDSOR PLANNING BOARD REVIEW FORM

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

96 - 20

DATE PLAN RECEIVED:

RECEIVED NOV - 7 1996

Rev 2

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒

disapproved ☐

*Prefer site plan 1 for Entrance (24')
with Right Turn Only sign*

If disapproved, please list reason _____

[Signature]
HIGHWAY SUPERINTENDENT

11/13/96
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: 217 Blooming Grove Tpk. Site Plan

Date: 12 November 1996

Planning Board Reference Number: PB-96-20

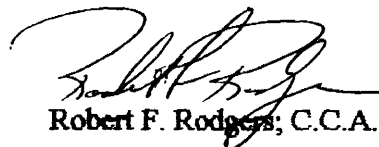
Dated: 7 November 1996

Fire Prevention Reference Number: FPS-96-056

A review of the above referenced subject site plan was conducted on 12 November 1996.

This site plan is acceptable.

Plans Dated: 5 November 1996



Robert F. Rodgers, C.C.A.

RFR/dh



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 20

DATE PLAN RECEIVED: RECEIVED NOV - 7 1996 Rev 2

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

217 Bloomingville Tpk. has been

reviewed by me and is approved ☒

~~disapproved~~ _____

If disapproved, please list reason _____

notify water dept - for further
info -

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D. Davis 11-12-96
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 96-20
WORK SESSION DATE: 6 Nov 96 APPLICANT RESUB.
REQUIRED:
REAPPEARANCE AT W/S REQUESTED: _____
PROJECT NAME: BG Tpk Office
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Walt / Anthony
MUNIC REPS PRESENT: BLDG INSP. VAC
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Mr. Spoke of Don Greene during lunch 11/6/96 - drainage not his concern, 11/9/96
won't get flooded. Access is Town decision as is right of way issue
- Drain line now OK -
- rotate project sign
- center turn median 1-2' back off curb line

Plans will be in 11/7 for next board mtg.
Put on agenda.

4MJE91 pbwsform

MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: 217 Blooming Grove Turnpike

Date: 23 October 1996

Planning Board Reference Number: PB-96-20

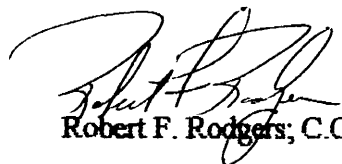
Dated: 17 October 1996

Fire Prevention Reference Number: FPS-96-052

A review of the above referenced subject site plan was conducted on 21 October 1996.

This site plan is acceptable.

Plans Dated: 14 October 1996.



Robert F. Rodgers, C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HEALTH~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96-20

DATE PLAN RECEIVED: RECEIVED OCT 17 1996

RECEIVED

OCT 18 1996

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been

reviewed by me and is approved ☒
disapproved ☐

If disapproved, please list reason _____

[Signature] 10/18/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96-20

DATE PLAN RECEIVED: RECEIVED OCT 17 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

217 Bloomingdale Tpke has been

reviewed by me and is approved ☒ _____,

disapproved ☐ _____.

If ~~disapproved~~, please list reason _____

Call water Dept. for location of water
lines

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D'Amico CAW-10-21-92
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

96 - 20

WORK SESSION DATE:

16 Oct 96

APPLICANT RESUB.
REQUIRED:

new plans

REAPPEARANCE AT W/S REQUESTED:

Not Now

PROJECT NAME:

Blmg Grove Bus Ctr.

PROJECT STATUS: NEW

OLD

REPRESENTATIVE PRESENT:

Anthony Cappella & Matt

MUNIC REPS PRESENT:

BLDG INSP. around 8
FIRE INSP. Rich
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- need to show sign: landscaping around (later)

- awaiting result of drainage calcs.

- add Do Not Enter: one way, right turn only.

- status NOT

10/23/96 agenda if plans in.

Don't sth/1/
color
smaller



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

96 - 20

WORK SESSION DATE:

2 Oct 96

APPLICANT RESUB.
REQUIRED:

new plans

REAPPEARANCE AT W/S REQUESTED:

Yes 10/16

PROJECT NAME:

Blooming Grove Business Ctr.

PROJECT STATUS:

NEW

OLD

X

REPRESENTATIVE PRESENT:

Anthony Gyorla & Walt

MUNIC REPS PRESENT:

BLDG INSP.

?

FIRE INSP.

X

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show b.t. lines per 9/11 connect #1
- show b.t. ply. notes
- MHE ck drainage & det basin
- masonry downspout end - detail
- rec'd new drainage study - remember 3:1 slopes
- possible curb divider @ entrance, forced right turn on exit. (P/B not Walt @ site)
- need 20' to stop for rear (full usable width)
- Bob R OK w/ layout

Inter-Office Correspondence

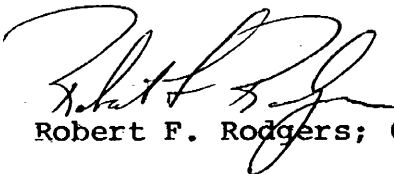
To: Town Planning Board
From: Town Fire Inspector
Date: 11 September 1996
Subject: 217 Blooming Grove Turnpike

Planning Board Reference Number: PB 96-20
Date: 28 August 1996
Fire Prevention Reference Number: FPS-96-042

A review of the above referenced subject site plan was conducted on 11 September 1996.

This site plan is acceptable.

Plans Dated: 19 August 1996



Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

SEP - 6 1996

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **96 - 20**

DATE PLAN RECEIVED: **RECEIVED AUG 28 1996**

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been

reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____


HIGHWAY SUPERINTENDENT **9/10/96**
DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 20

DATE PLAN RECEIVED: RECEIVED AUG 2 8 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

217 Blowing rock Tpke. has been
reviewed by me and is approved ☒

~~disapproved~~ _____

If disapproved, please list reason _____

Notify water dept. for location of water
line - or any change.

HIGHWAY SUPERINTENDENT _____ DATE _____

John D. D. v. C. M. 9-9-96
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # -

WORK SESSION DATE: 21 Aug 96 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: 217 BGT

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Anthony Coppola; Walt

MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. Bob
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 217 BGT
- need calcs for drainage -
 - need 360° pump access around bldg
 - get application in -
 - plan given to Dr. Greene - he sent to Pkprc.
 - grades for stormwater & perc basin
 - show sewer and water connections

4MJE91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B # _____

WORK SESSION DATE:

17 April 96

APPLICANT RESUB.
REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

127 BGT.

(Blowing Rock Business Ctr)

PROJECT STATUS:

NEW ☒ OLD _____

REPRESENTATIVE PRESENT:

Anthony Coppola/Walt Lambert

MUNIC REPS PRESENT:

BLDG INSP. ☒
FIRE INSP. ☒
ENGINEER ☒
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- NC Blowing Rock Tpt.
- Pkg calc both prof office and medical.
- B/S note re confirm compliance @ B/P 1-4%
- traffic will be concern - possible Phil Creek
- dempote. loc. 1/2 enclosure.
- turning radius. equip
- drainage - need to field clire nearest drainage structure
- internal traffic signs - B sign
- combining two lots extinguish all prev leases etc.
- curbing needed.
- Project sign.

4M/E91/pbwsform



TOWN OF NEW WINDSOR 96 - 20

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

RECEIVED AUG 2 8 1996

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan ☒ Spec. Permit _____

1. Name of Project PROFESSIONAL OFFICE BUILDING AT 217 BLOOMING GROVE TURNPIKE
2. Name of Applicant NORTHEAST INDUSTRIAL DEVELOPMENT CORP. Phone 534-3573
Address P.O. Box 762, Cornwall, N.Y. 12518
(Street No. & Name) (Post Office) (State) (zip)
Northeast Industrial
3. Owner of Record DEV. CORP. (NORTHEAST INDUSTRIAL) Phone 534-3573
Address P.O. Box 762, Cornwall, N.Y. 12518
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan ANTHONY J. COPPOLA, ARCHITECT
Address 175 LIBERTY ST. NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting ARCHITECT Phone 561-3559
(Name)
7. Project Location: On the _____ side of _____ (street)
_____ feet of INTERSECTION OF ROUTE 94 & BLOOMING GROVE TURNPIKE
(direction) (street)
8. Project Data: Acreage of Parcel 56,400 SF Zone NC
School Dist. _____
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N ☒

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 47 Block 1 Lot 401
402

11. General Description of Project: New 10,000 SF

PROFESSIONAL OFFICE BUILDING

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

23 day of AUGUST 1996

Walt L.
Applicant's Signature

Tracy Green Deserto
Notary Public

TRACY GREEN-DESERTO
Notary Public, State of New York
Qualified in Orange County
No. 4915677
Commission Expires December 21, 1997

TOWN USE ONLY:

RECEIVED AUG 28 1996

Date Application Received

96 - 20
96 - 20

Application Number

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest
100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. _____ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

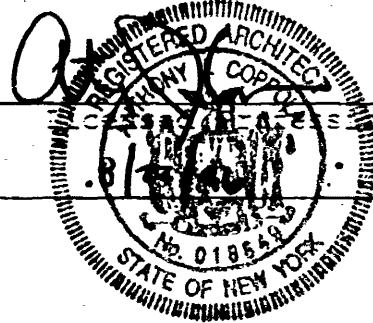
This list is provided as a guide only and is for the convenience of the applicant. the Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: _____

Date: _____



"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Northeast Industrial
Development Corp. (and/or assignee) deposes and says that he
(Applicant)

resides at P.O. Box 762
(Applicant's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the applicant for the BLOOMING GROVE

BUSINESS CENTER - PROFESSIONAL OFFICE BLDG.
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized ANTHONY COPPOLA, ARCHITECT
(Professional Representative)

to make the foregoing application as described therein.

Date: 8/23/96

Walter [Signature]
(Owner's Signature)

Mary Green Dent
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.